



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 21, 2004

Ordinance

Proposed No. 2004-0201.1

Sponsors Constantine

1 AN ORDINANCE relating to building and construction in
2 King County; adopting, amending and supplementing the
3 International Building Code, International Residential
4 Code, International Mechanical Code, and International
5 Property Maintenance Code; amending Ordinance 14114,
6 Section 3, and K.C.C. 16.04.005, Ordinance 14114, Section
7 4, and K.C.C. 16.04.011, Ordinance 10608, Section 3, as
8 amended, and K.C.C. 16.04.050, Ordinance 12560, Section
9 55, as amended, and K.C.C. 16.04.05051, Ordinance
10 12560, Section 6, as amended, and K.C.C. 16.04.05001,
11 Ordinance 12560, Section 7, as amended, and K.C.C.
12 16.04.05002, Ordinance 12560, Section 10, as amended,
13 and K.C.C. 16.04.05005, Ordinance 11622, Section 3, as
14 amended, and K.C.C. 16.04.05006, Ordinance 12560,
15 Section 23, as amended, and K.C.C. 16.04.05018,
16 Ordinance 12560, Section 17, as amended, and K.C.C.
17 16.04.05012, Ordinance 12560, Section 18, as amended,

and K.C.C. 16.04.05013, Ordinance 12560, Section 15, as amended, and K.C.C. 16.04.05010, Ordinance 12560, Section 12, as amended, and K.C.C. 16.04.05007, Ordinance 12560, Section 20, as amended, and K.C.C. 16.04.05015, Ordinance 12560, Section 21, as amended, and K.C.C. 16.04.05016, Ordinance 12560, Section 22, as amended, and K.C.C. 16.04.05017, Ordinance 12560, Section 13, as amended, and K.C.C. 16.04.05008, Ordinance 12560, Section 14, as amended, and K.C.C. 16.04.05009, Ordinance 12560 Section 25, as amended, and K.C.C. 16.04.05020, Ordinance 12560, Section 26, as amended, and K.C.C. 16.04.05021, Ordinance 12560, Section 28, as amended, and K.C.C. 16.04.05024, Ordinance 12560, Section 29, as amended, and K.C.C. 16.04.05025, Ordinance 12560, Section 30, as amended, and K.C.C. 16.04.05026, Ordinance 12560, Section 31, as amended, and K.C.C. 16.04.05027, Ordinance 12560, Section 32, as amended, and K.C.C. 16.04.05028, Ordinance 12560, Section 33, as amended, and K.C.C. 16.04.05029, Ordinance 12560, Section 34, as amended, and K.C.C. 16.04.05030, Ordinance 12560, Section 35, as amended, and K.C.C. 16.04.05031, Ordinance 12560, Section 37, as amended, and K.C.C. 16.04.05033,

41 Ordinance 12560, Section 36, as amended, and K.C.C.
42 16.04.05032, Ordinance 12560, Section 9, as amended, and
43 K.C.C. 16.04.05004, Ordinance 12560, Section 8, as
44 amended, and K.C.C. 16.04.05003, Ordinance 14111,
45 Section 135, and K.C.C. 16.16.070, Ordinance 3647,
46 Section 3, as amended, and K.C.C. 16.04.020, Ordinance
47 12560, Section 132, as amended, and K.C.C. 16.20.080,
48 Ordinance 11923, Section 1, and K.C.C. 16.04.030,
49 Ordinance 12560, Section 40, as amended, and K.C.C.
50 16.04.05036, Ordinance 12560, Section 41, as amended,
51 and K.C.C. 16.04.05037, Ordinance 12560, Section 42, as
52 amended, and K.C.C. 16.04.05038, Ordinance 12560,
53 Section 38, as amended, and K.C.C. 16.04.05034,
54 Ordinance 12560, Section 39, as amended, and K.C.C.
55 16.04.05035, Ordinance 12560, Section 43, as amended,
56 and K.C.C. 16.04.05039, Ordinance 12560, Section 44, as
57 amended, and K.C.C. 16.04.05040, Ordinance 14111,
58 Section 43, and K.C.C. 16.04.050357, Ordinance 12560,
59 Section 45, as amended, and K.C.C. 16.04.05041,
60 Ordinance 12560, Section 47, as amended, and K.C.C.
61 16.04.05043, Ordinance 14111, Section 55, and K.C.C.
62 16.04.050453, Ordinance 14111, Section 58, and K.C.C.
63 16.04.050458, Ordinance 12560, Section 50, as amended,

and K.C.C. 16.04.05046, Ordinance 12560, Section 54, as
amended, and K.C.C. 16.04.05050, Ordinance 12560,
Section 56, as amended, and K.C.C. 16.04.05052,
Ordinance 12560, Section 67, as amended, and K.C.C.
16.04.05064, Ordinance 12560, Section 68, as amended,
and K.C.C. 16.04.05065, Ordinance 12560, Section 69, as
amended, and K.C.C. 16.04.05066, Ordinance 12560,
Section 70, as amended, and K.C.C. 16.04.05067,
Ordinance 12560, Section 71, as amended, and K.C.C.
16.04.05068, Ordinance 12560, Section 72, as amended,
and K.C.C. 16.04.05069, Ordinance 12560, Section 73, as
amended, and K.C.C. 16.04.05070, Ordinance 12560,
Section 74, as amended, and K.C.C. 16.04.05071,
Ordinance 12560, Section 75, as amended, and K.C.C.
16.04.05072, Ordinance 12560, Section 76, as amended,
and K.C.C. 16.04.05073, Ordinance 12560, Section 77, as
amended, and K.C.C. 16.04.05074, Ordinance 12560,
Section 78, as amended, and K.C.C. 16.04.05075,
Ordinance 12560, Section 79, as amended, and K.C.C.
16.04.05076, Ordinance 12560, Section 80, as amended,
and K.C.C. 16.04.05077, Ordinance 12560, Section 81, as
amended, and K.C.C. 16.04.05078, Ordinance 12560,
Section 82, as amended, and K.C.C. 16.04.05079,

87 Ordinance 12560, Section 83, as amended, and K.C.C.
88 16.04.05080, Ordinance 12560, Section 84, as amended,
89 and K.C.C. 16.04.05081, Ordinance 12560, Section 85, as
90 amended, and K.C.C. 16.04.05082, Ordinance 12560,
91 Section 86, as amended, and K.C.C. 16.04.05083,
92 Ordinance 12560, Section 87, as amended, and K.C.C.
93 16.04.05084, Ordinance 12560, Section 88, as amended,
94 and K.C.C. 16.04.05085, Ordinance 12560, Section 89, as
95 amended, and K.C.C. 16.04.05086, Ordinance 12560,
96 Section 90, as amended and K.C.C. 16.04.05087,
97 Ordinance 12560, Section 91, as amended, and K.C.C.
98 16.04.05088, Ordinance 12560, Section 92, as amended,
99 and K.C.C. 16.04.05089, Ordinance 12560, Section 93, as
100 amended, and K.C.C. 16.04.05090, Ordinance 12560,
101 Section 94, as amended, and K.C.C. 16.04.05091,
102 Ordinance 12560, Section 95, as amended, and K.C.C.
103 16.04.05092, Ordinance 12560, Section 96, as amended,
104 and K.C.C. 16.04.05093, Ordinance 12560, Section 97, as
105 amended, and K.C.C. 16.04.05094, Ordinance 12560,
106 Section 98, as amended, and K.C.C. 16.04.05095,
107 Ordinance 11923, Section 3, and K.C.C. 16.04.057,
108 Ordinance 12380, Section 3, and K.C.C. 16.04.092,
109 Ordinance 12380, Section 4, and K.C.C. 16.04.093,

110 Ordinance 12380, Section 5, and K.C.C. 16.04.094,
111 Ordinance 7853, as amended, and K.C.C. 16.04.098,
112 Ordinance 12560, Section 57, as amended, and K.C.C.
113 16.04.05053, Ordinance 11797, Section 1, and K.C.C.
114 16.70.035, Ordinance 12560, Section 74, as amended, and
115 K.C.C. 16.04.05071, Ordinance 14238, Section 18, and
116 K.C.C. 16.06.010, Ordinance 14238, Section 19, and
117 K.C.C. 16.06.020, Ordinance 14238, Section 20, and
118 K.C.C. 16.06.030, Ordinance 14238, Section 21, and
119 K.C.C. 16.06.040, Ordinance 14238, Section 22, and
120 K.C.C. 16.06.050, Ordinance 14238, Section 23, and K.C.C.
121 16.06.060, Ordinance 14238, Section 24, and K.C.C.
122 16.06.070, Ordinance 14238, Section 25, and K.C.C.
123 16.06.080, Ordinance 14111, Section 73, and K.C.C.
124 16.10.010, Ordinance 12560, Section 58, as amended, and
125 K.C.C. 16.10.020, Ordinance 12560, Section 59, as
126 amended, and K.C.C. 16.10.030, Ordinance 12560, Section
127 60, as amended, and K.C.C. 16.10.040, Ordinance 12560,
128 Section 61, as amended, and K.C.C. 16.10.050, Ordinance
129 12560, Section 62, as amended, and K.C.C. 16.10.060,
130 Ordinance 12560, Section 63, as amended, and K.C.C.
131 16.10.070, Ordinance 12560, Section 64, as amended, and
132 K.C.C. 16.10.080, Ordinance 14111, Section 118, and

133 K.C.C. 16.12.010, Ordinance 12560, Section 100, as
134 amended, and K.C.C. 16.12.020, Ordinance 12560, Section
135 101, as amended, and K.C.C. 16.12.030, Ordinance 12560,
136 Section 105, as amended, and K.C.C. 16.12.070, Ordinance
137 12560, Section 106, as amended, and K.C.C. 16.12.080,
138 Ordinance 12560, Section 107, as amended, and K.C.C.
139 16.12.090, Ordinance 12560, Section 108, as amended, and
140 K.C.C. 16.12.100, Ordinance 12560, Section 104, as
141 amended, and K.C.C. 16.12.060, Ordinance 12560, Section
142 102, as amended, and K.C.C. 16.12.040, Ordinance 12560,
143 Section 103, as amended, and K.C.C. 16.12.050, Ordinance
144 14111, Section 129, and K.C.C. 16.16.010, Ordinance
145 12560, Section 127, as amended, and K.C.C. 16.20.030,
146 Ordinance 12560, Section 126, as amended, and K.C.C.
147 16.20.020, Ordinance 12560, Section 109, as amended, and
148 K.C.C. 16.16.020, Ordinance 12560, Section 112, as
149 amended, and K.C.C. 16.16.060, Ordinance 12560, Section
150 110, as amended and K.C.C. 16.16.040, Ordinance 12560,
151 Section 116, as amended, and K.C.C. 16.16.140, Ordinance
152 12560, Section 118, as amended, and K.C.C. 16.16.160,
153 Ordinance 12560, Section 119, as amended, and K.C.C.
154 16.16.170, Ordinance 12560, Section 120, as amended, and
155 K.C.C. 16.16.180, Ordinance 12560, Section 136, as

156 amended, and K.C.C. 16.20.170, Ordinance 12560, Section
157 137, as amended, and K.C.C. 16.20.180, Ordinance 14238,
158 Section 5, and K.C.C. 16.21.010, Ordinance 14238, Section
159 6, and K.C.C. 16.21.020, Ordinance 14238, Section 7, and
160 K.C.C. 16.21.030, Ordinance 14238, Section 8, and K.C.C.
161 16.21.040, Ordinance 14238, Section 9, and K.C.C.
162 16.21.050, Ordinance 14238, Section 10, and K.C.C.
163 16.21.060, Ordinance 14238, Section 11, and K.C.C.
164 16.21.070, Ordinance 14238, Section 12, and K.C.C.
165 16.21.080, Ordinance 14238, Section 13, and K.C.C.
166 16.21.090, Ordinance 14238, Section 14, and K.C.C.
167 16.21.100, Ordinance 14238, Section 15, and K.C.C.
168 16.21.110, Ordinance 12560, Section 124, as amended, and
169 K.C.C. 16.16.220, Ordinance 12560, Section 121, as
170 amended, and K.C.C. 16.16.190, Ordinance 14111, Section
171 131, and K.C.C. 16.16.030, Ordinance 14111, Section 141,
172 and K.C.C. 16.16.130, Ordinance 12560, Section 114, as
173 amended, and K.C.C. 16.16.090 and Ordinance 12560,
174 Section 115, as amended, and K.C.C. 16.16.100, adding
175 new sections to K.C.C. chapter 16.02 adding new sections
176 to K.C.C. chapter 16.04 adding new sections to K.C.C.
177 chapter 16.06, adding new sections to K.C.C. chapter
178 16.12, adding new chapters to K.C.C. Title 16, recodifying

179 K.C.C. 16.04.005, 16.04.011, 16.04.040, 16.04.050,
180 16.04.05051, 16.04.05001, 16.04.05002, 16.04.05005,
181 16.04.05006, 16.04.05018, 16.04.05012, 16.04.05013,
182 16.04.05010, 16.04.05007, 16.04.05015, 16.04.05016,
183 16.04.05017, 16.04.05008, 16.04.05009, 16.04.05020,
184 16.04.05021, 16.04.05024, 16.04.05025, 16.04.05026,
185 16.04.05027, 16.04.05028, 16.04.05029, 16.04.05030,
186 16.04.05031, 16.04.05033, 16.04.05032, 16.04.05004,
187 16.04.05003, 16.04.110, 16.16.070, 16.04.020, 16.20.080,
188 16.04.030, 16.04.05036, 16.04.05037, 16.04.05038,
189 16.04.05034, 16.04.05035, 16.04.05039, 16.04.05040,
190 16.04.050357, 16.04.05041, 16.04.05043, 16.04.050453,
191 16.04.05048, 16.04.05046, 16.04.05050, 16.04.05052,
192 16.04.05064, 16.04.05065, 16.04.05066, 16.04.05067,
193 16.04.05068, 16.04.05069, 16.04.05070, 16.04.05071,
194 16.04.05072, 16.04.05073, 16.04.05074, 16.04.05075,
195 16.04.05076, 16.04.05077, 16.04.05078, 16.04.05079,
196 16.04.05080, 16.04.05081, 16.04.05082, 16.04.05083,
197 16.04.05084, 16.04.05085, 16.04.05086, 16.04.05087,
198 16.04.05088, 16.04.05089, 16.04.05090, 16.04.05091,
199 16.04.05092, 16.04.05093, 16.04.05094, 16.04.05095,
200 16.04.05096, 16.04.051, 16.04.055, 16.04.057, 16.04.060,
201 16.04.070, 16.04.090, 16.04.091, 16.04.092, 16.04.093,

202 16.04.094,.04.098, 16.04.05053, 16.70.035, 16.04.05071,
203 16.12.060, 16.12.040, 16.12.050, 16.16.010, 16.20.030,
204 16.20.020, 16.16.020, 16.16.060, 16.16.040, 16.16.140,
205 16.16.160, 16.16.170, 16.16.180, 16.20.170, 16.20.180,
206 16.21.010, 16.21.020, 16.21.030, 16.21.040, 16.21.050,
207 16.21.060, 16.21.070, 16.21.080, 16.21.090, 16.21.100,
208 16.21.110, 16.16.220, 16.16.190, 16.16.030, 16.16.130,
209 16.16.090 and 16.16.100 and repealing Ordinance 12560,
210 Section 19, as amended, and K.C.C. 16.04.05014,
211 Ordinance 12560, Section 24, as amended, and K.C.C.
212 16.04.05019, Ordinance 3647 Section 7, and K.C.C.
213 16.04.100, Ordinance 14111, Section 42, and K.C.C.
214 16.04.050353, Ordinance 13564, Section 1, as amended,
215 and K.C.C. 16.04.050365, Ordinance 12560, Section 46, as
216 amended, and K.C.C. 16.04.05042, Ordinance 12560,
217 Section 48, as amended, and K.C.C. 16.04.05044,
218 Ordinance 12560, Section 49, as amended, and K.C.C.
219 16.04.05045, Ordinance 13564, Section 2, as amended, and
220 K.C.C. 16.04.050455, Ordinance 14111, Section 57, and
221 K.C.C. 16.04.050457, Ordinance 14111, Section 59, and
222 K.C.C. 16.04.050459, Ordinance 14111, Section 61, and
223 K.C.C. 16.04.050465, Ordinance 12560, Section 51, as
224 amended, and K.C.C. 16.04.05047, Ordinance 12560,

225 Section 52, as amended, and K.C.C. 16.04.05048,
226 Ordinance 12560, Section 53, as amended, and K.C.C.
227 16.04.05049, Ordinance 14111, Section 69, and K.C.C.
228 16.04.050535, Ordinance 14111, Section 70, and K.C.C.
229 16.04.050536, Ordinance 14111, Section 71, and K.C.C.
230 16.04.050537, Ordinance 12560, Section 66 (part), as
231 amended, and K.C.C. 16.04.05062, Ordinance 12560,
232 Section 66 (part), and K.C.C. 16.04.05063, Ordinance 7633
233 Section 3, and K.C.C. 16.04.085, Ordinance 12560, Section
234 65, as amended, and K.C.C. 16.10.090, Ordinance 12560,
235 Section 111, as amended, and K.C.C. 16.16.050, Ordinance
236 12560, Section 113, as amended, and K.C.C. 16.16.080,
237 Ordinance 14111, Section 139, and K.C.C. 16.16.110,
238 Ordinance 14111, Section 140, and K.C.C. 16.16.120,
239 Ordinance 12560, Section 117, as amended, and K.C.C.
240 16.16.150, Ordinance 12560, Section 122, as amended, and
241 K.C.C. 16.16.200, Ordinance 12560, Section 123, as
242 amended, and K.C.C. 16.16.210, Ordinance 12560, Section
243 125, as amended, and K.C.C. 16.16.230, Ordinance 14111,
244 Section 153, and K.C.C. 16.20.010, Ordinance 14238,
245 Section 2, and K.C.C. 16.20.035, Ordinance 12560, Section
246 128, as amended, and K.C.C. 16.20.040, Ordinance 12560,
247 Section 129, as amended, and K.C.C. 16.20.050, Ordinance

12560, Section 130, as amended, and K.C.C. 16.20.060
Ordinance 12560, Section 131, as amended, and K.C.C.
16.20.070, Ordinance 14111, Section 161, and K.C.C.
16.20.090, Ordinance 12560, Section 133, as amended, and
K.C.C. 16.20.100, Ordinance 14111, Section 163, and
K.C.C. 16.20.110, Ordinance 14111, Section 164, and
K.C.C. 16.20.120, Ordinance 14111, Section 165, and
K.C.C. 16.20.130, Ordinance 14111, Section 166, and
K.C.C. 16.20.140, Ordinance 12560, Section 134, as
amended, and K.C.C. 16.20.150, Ordinance 12560, Section
135, as amended, and K.C.C. 16.20.160, Ordinance 12560,
Section 138, as amended, and K.C.C. 16.20.190, Ordinance
12560, Section 139, as amended, and K.C.C. 16.20.200
Ordinance 12560, Section 140, as amended, and K.C.C.
16.20.210, Ordinance 12560, Section 141, as amended, and
K.C.C. 16.20.220 and Ordinance 12560, Section 142, as
amended, and K.C.C. 16.20.230.

SECTION 1. K.C.C. 16.04.005, as amended by this ordinance, is hereby recodified
as a section in K.C.C. chapter 16.02.

SECTION 2. Ordinance 14114, Section 3, and K.C.C. 16.04.005 are each hereby
amended to read as follows:

271 **Application.** This chapter applies to the chapters in this title regarding the
272 ~~((Uniform))~~ International Building Code (K.C.C. chapter 16.04), the International
273 Residential Code (K.C.C. chapter 16.xx (created in section 268 of this ordinance)), the
274 ~~((Uniform-Housing))~~ International Property Maintenance Code ~~((f))~~(K.C.C. chapter
275 ~~((16.16))~~ 16.xx (created in section 330 of this ordinance)~~((f))~~), the ~~((Uniform))~~
276 International Mechanical Code (K.C.C. chapter 16.12) ~~((, the Uniform Building))~~ and the
277 Security Code (K.C.C. chapter 16.10) ~~((and the uniform Code for Abatement of~~
278 Dangerous Buildings (K.C.C. chapter 16.20))).

279 SECTION 3. K.C.C. 16.04.011, as amended by this ordinance, is hereby recodified
280 as a section in K.C.C. chapter 16.02.

281 SECTION 4. Ordinance 14114, Section 4, and K.C.C. 16.04.011 are each hereby
282 amended to read as follows:

283 **Adoption.** The ~~((Uniform))~~ International Building Code, ((Volumes I, II, and III
284 ~~1997))~~ 2003 Edition, with Appendix ~~((Chapter 3, Division II; Chapter 4, Divisions I and~~
285 ~~H; Chapter 10; Chapter 12, Division II; and Chapter 31, Divisions II and III, 1997))~~ C, E,
286 as modified by Washington state, and I 2003 Edition as amended in chapter ~~((51-40))~~ 51-
287 50 WAC ((effective July 1, 1998)) and the International Residential Code for One- and
288 Two Family Dwellings 2003 Edition, with Appendix G, H, J and K, 2003 Edition as
289 amended in chapter 51-51 WAC, as published by or jointly with the International
290 ~~((Conference of Building Officials))~~ Code Council, Inc., together with amendments,
291 additions and deletions adopted in this chapter by reference, together with the State
292 Building Code Act, chapter 19.27 RCW, and with King County modifications that are

adopted and codified in this chapter are adopted as the King County building codes and may be cited as such and are referred to in this chapter as "this code."

This code also may be further clarified and implemented with administrative rules adopted in accordance with K.C.C. chapter 2.98.

SECTION 5. K.C.C. 16.04.040 is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 6. K.C.C. 16.04.050, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 7. Ordinance 10608, Section 3, as amended, and K.C.C. 16.04.050 are each hereby amended to read as follows:

Modifications adopted. Chapter 51-11 WAC, the Washington State Energy Code, ~~((1997))~~ 2003 Edition, effective July 1, ~~((1998))~~ 2004, and chapter 51-13 WAC, the Washington State Ventilation and Indoor Air Quality Code, ~~((1997))~~ 2003 Edition, effective July 1, ~~((1998))~~ 2004, and the King County modifications to the ~~((1997))~~ 2003 editions of the ~~((Uniform))~~ International Building Code, ~~((Uniform))~~ International Residential Code for One- and Two-Family Dwellings, International Mechanical Code, ~~((Uniform-Housing))~~ International Property Maintenance Code, ~~((Uniform Code for the Abatement of Dangerous Buildings))~~ and the ~~((Uniform Building))~~ Security Code are adopted as part of the code.

NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

International Residential Code - Administration. Chapter 1 of the International Residential Code for One- and Two-Family Dwellings is not adopted and

Chapter 1 of the International Building Code as amended and supplemented in this chapter is substituted.

NEW SECTION. SECTION 9. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

General - Title. Section 101.1 of the International Building Code is not adopted and the following is substituted:

Title (IBC 101.1). These regulations shall be known as the Building Codes of King County. These codes are the International Building Code (IBC) and the International Residential Code for One- and Two-Family Dwellings (IRC).

NEW SECTION. SECTION 10. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Applicability – Referenced Codes and Standards. Section 102.4 of the International Building Code is not adopted and the following is substituted:

Referenced Codes and Standards (IBC 102.4). The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced code and standards, the provisions of this code shall apply.

EXCEPTION: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

SECTION 11. K.C.C. 16.04.05051, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 12. Ordinance 12560, Section 55, as amended, and K.C.C.
16.04.05051 are each hereby amended to read as follows:

~~((Existing structures))~~ **Applicability - Moved buildings** ~~((Moved))~~ **and temporary buildings.** Section ~~((3404))~~ 102 of the ~~((Uniform))~~ International Building Code is ~~((not adopted and))~~ supplemented with the following ~~((substituted))~~:

Moved buildings and temporary buildings ~~((UBC 3404))~~ (IBC 102.7).

1. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of ~~((this code))~~ the International Building Code, chapter 51-50 WAC, the International Residential Code for One- and Two-Family Dwellings, chapter 51-51 WAC, the ~~((Uniform))~~ International Mechanical Code, ~~((chapter 51-((42))52 WAC((?)), the~~ ~~((Uniform))~~ International Fire Code, ~~((and Standards-))chapter((s)) 51-((44))54~~ ~~((and 51-45))~~ WAC, the Uniform Plumbing Code and Standards, ~~((chapter 51-((46))56 and 51-((47))57 WAC((?)), the Washington State Energy Code, ~~((chapter 51-11 WAC((?)) and the Washington State Ventilation and Indoor Air Quality Code, ~~((chapter 51-13 WAC((?)) for new buildings or structures.~~~~~~

EXCEPTION: Group R~~((, Division))~~3 buildings or structures are not required to comply if:

1. The original occupancy classification is not changed, and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

360 No person shall move within or into the unincorporated areas of King County, or
361 cause to be moved, any building or structure without first obtaining, in addition to the
362 building permit, a relocation investigation permit from the building official. The purpose
363 of this relocation investigation permit is to determine prior to relocation the deficiencies
364 in the building. Before a structure is relocated to a proposed site, a building permit shall
365 be obtained.

366 2. The building official shall not approve for moving nor issue a building permit
367 for a building or structure which constitutes a public nuisance or endangers the public
368 health, safety, or general welfare, and in his opinion it is physically impractical to restore
369 such building or structure to make it comply with this code.

370 3. A fee shall be charged for relocation investigations and site inspection
371 services. A building permit fee shall also be charged for all structures which are
372 approved for relocation. Fees for permits and services provided under this section shall
373 be paid to the department of development and environmental services as set forth in
374 K.C.C. Title 27, Building and Constructions Fees. As a condition of securing the
375 building permit, the owner of the building or structure shall deposit cash or its equivalent
376 with the building official, or in an approved irrevocable escrow, in an amount up to
377 \$5000.00.

378 4. Relocation investigation fees do not apply to structures having acceptable
379 current inspections, such as factory built units.

380 4.1 If the building official denies a building permit for the relocation of a
381 structure, the applicant may request, within 10 days of the date of mailing or other
382 issuance of the denial notice, that the building permit application be reviewed by the

Building Code Appeals Board. The Board shall review the application and make a recommendation to the building official, who may reconsider the denial in light of the Board's recommendation.

NEW SECTION. SECTION 13. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Applicability – Additions, alterations or repairs. Section 102 of the International Building Code is supplemented with the following:

Additions, alterations or repairs (IBC 102.8). Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

SECTION 14. K.C.C. 16.04.05001, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 15. Ordinance 12560, Section 6, as amended, and K.C.C. 16.04.05001 are each hereby amended to read as follows:

~~((Administration, organization and enforcement))~~ **Duties and powers of building official - General.** Section ~~((104.2.1))~~ 104.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

General ~~((UBC 104.2.1))~~ (IBC 104.1). The building official is hereby authorized and directed to enforce all the provisions of this code, with the exception of ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A ~~((UBC))~~ IBC. The director of public health is authorized to enforce the provisions of Section 2902.1

406 and Table 29-A chapter 51-((40))50 WAC. For such purposes, the building official and
407 the director of public health shall have the powers of a law enforcement officer.

408 The building official shall have the power to render interpretations of this code
409 and to adopt and enforce rules and supplemental regulations in order to clarify the
410 application of its provisions. Such interpretations, rules and regulations shall be in
411 conformance with the intent and purpose of this code.

412 NEW SECTION. SECTION 16. There is hereby added to K.C.C. chapter 16.02
413 a new section to read as follows:

414 **Duties and powers of building official – Notice and orders.** Section 104.3 of
415 the International Building Code is not adopted.

416 SECTION 17. K.C.C. 16.04.05002, as amended by this ordinance, is hereby
417 recodified as a section in K.C.C. chapter 16.02.

418 SECTION 18. Ordinance 12560, Section 7, as amended, and K.C.C. 16.04.05002
419 are each hereby amended to read as follows:

420 **((Administration, organization and enforcement)) Duties and powers of**
421 **building official - Right of entry.** Section ((104.2.3)) 104.6 of the ((Uniform))
422 International Building Code is not adopted and the following is substituted:

423 **Right of entry (((UBC 104.2.3)) IBC 104.6).** The right of entry shall be in
424 accordance with the procedures specified in K.C.C. Title 23.

425 NEW SECTION. SECTION 19. There is hereby added to K.C.C. chapter 16.02
426 a new section to read as follows:

427 **Duties and powers of building official – Alternative materials designs and**
428 **methods of construction and equipment.** Section 104.11 of the International Building
429 Code is not adopted and the following is substituted:

430 **Alternative materials designs and methods of construction and equipment.**
431 **(IBC 104.11).** The provisions of this code are not intended to prevent the installation of
432 any material or to prohibit any design or method of construction not specifically
433 prescribed by this code, provided that any such alternative has been approved. An
434 alternative material, design or method of construction shall be approved where the
435 building official finds that the proposed design is satisfactory and complies with the
436 intent of the provisions of this code, and that the material, method or work offered is, for
437 the purpose intended, at least the equivalent of that prescribed in this code in quality,
438 strength, effectiveness, fire resistance, durability and safety. Compliance with the
439 specific performance-based provisions of the International Codes in lieu of specific
440 requirements of this code shall also be permitted as an alternate.

441 NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter 16.02
442 a new section to read as follows:

443 **Annual permit and annual permit records.** Sections 105.1.1 and 105.1.2 of the
444 International Building Code are not adopted.

445 SECTION 21. K.C.C. 16.04.05005, as amended by this ordinance, is hereby
446 recodified as a section in K.C.C. chapter 16.02.

447 SECTION 22. Ordinance 12560, Section 10, as amended, and K.C.C.
448 16.04.05005 are each hereby amended to read as follows:

449 **Permits - Work exempt from permit.** Section ~~((106.2))~~ 105.2 of the
450 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

451 **Work exempt from permit ~~((UBC 106.2))~~ (IBC 105.2).** A building permit
452 shall not be required for the following:

453 1. One-story detached ~~((R-3 and U accessory))~~ one and two family residential
454 accessory buildings used as tool and storage sheds, playhouses and similar uses not
455 including garages or other buildings used for vehicular storage, provided the ~~((projected~~
456 ~~roof))~~ floor area does not exceed ~~((120))~~ 200 square feet (11.15 m²) including roof
457 overhang.

458 2. Fences not over 6 feet (1.829 m) high.

459 3. Oil derricks.

460 4. ~~((Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m)~~
461 ~~high.~~

462 ~~5.))~~ Retaining walls which are not over 4 feet (1.219 m) in height measured from
463 the bottom of the footing to the top of the wall, unless supporting a surcharge or
464 impounding Class I, II or III-A liquids.

465 ~~((6.))~~ 5. Water tanks supported directly upon grade if the capacity does not
466 exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not
467 exceed 2 to 1.

468 ~~((7.))~~ 6. Platforms, sidewalks and driveways not more than 30 inches (.762 m)
469 above grade and not over any basement or story below and which are not part of an
470 accessible route.

471 ~~((8-))~~ 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar
472 finish work.

473 ~~((9-))~~ 8. Temporary motion picture, television and theater stage sets and scenery.

474 9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy
475 as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not
476 exceed 5,000 gallons (18,925 l) and are installed entirely above ground.

477 10. Shade cloth structures constructed for nursery or agricultural purposed and
478 not including service systems.

479 11. Swings and other playground equipment.

480 ~~((10-))~~ 12. Window awnings supported by an exterior wall which do not project
481 more than 54 inches (1,372 mm) from the exterior wall and do not require additional
482 support of Group R(~~(, Division)~~)3, as applicable in section 101.2, and Group U
483 Occupancies (~~((when projecting not more than 54 inches (1.372 m)))~~).

484 ~~((11. Prefabricated swimming pools accessory to a Group R, Division 3~~
485 ~~Occupancy in which the pool walls are entirely above the adjacent grade and if the~~
486 ~~capacity does not exceed 5,000 gallons (18927 L-).))~~

487 13. Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m)
488 high.

489 ~~((12-))~~ 14. Re-roofing of existing buildings. Exception: When replacement
490 roofing adds more than 5 pounds per square foot cumulative dead load to the weight of
491 the original roofing a permit shall be required.

492 ~~((13-))~~ 15. Submerged, freestanding mechanical boat lifts associated with single-
493 family residential piers and recreational watercraft not exceeding 25 feet in length or 15

494 feet in width with no portion exceeding a height of 10 feet above the ordinary high water
495 mark as defined in K.C.C. 25.08.350.

496 16. Work located primarily in a public way, public utility towers and poles.

497 17. Mechanical equipment not specifically regulated in this code.

498 18. Hydraulic flood control structures.

499 Gas:

500 1. Portable heating appliance.

501 2. Replacement of any minor part that does not alter approval of equipment or
502 make such equipment unsafe.

503 Mechanical:

504 1. Portable heating appliance.

505 2. Portable ventilation equipment.

506 3. Portable cooling unit.

507 4. Steam, hot or chilled water piping within any heating or cooling equipment
508 regulated by this code.

509 5. Replacement of any part which does not alter its approval or make it unsafe.

510 6. Portable evaporative cooler.

511 7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of
512 refrigerant and actuated by motors of one horsepower (746 W) or less.

513 8. Portable fuel cell appliances that are not connected to a fixed piping system
514 and are not interconnected to a power grid.

515 Unless otherwise exempted, separate plumbing, electrical and mechanical permits
516 will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Work exempt from permit – Public service agencies. Section 105.2.3 of the International Building Code is not adopted.

SECTION 24. K.C.C. 16.04.05006, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 25. Ordinance 11622, Section 3, as amended, and K.C.C. 16.04.05006 are each hereby amended to read as follows:

Permits – Application((s)) for permit - Complete applications ((~~UBC 106.3.1~~)). Section 105.3 of the International Building Code is not adopted and the following is substituted:

Application for permit - Complete applications (IBC 105.3).

A. For the purposes of determining the application of time periods and procedures adopted by K.C.C. Title 20, applications for permits authorized by K.C.C. chapter 16.04 shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following, in addition to the complete application requirements of K.C.C. 20.20.040. Every application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Indicate the use or occupancy of which the proposed work is intended.

540 3. Be accompanied by plans, diagrams, computations and specifications and
541 other data as required in ((UBC)) IBC Section ((106.3.2)) 106.1.

542 4. State the valuation of any new building or structure or any addition,
543 remodeling or alteration to an existing building.

544 5. Give such other data and information as may be required by the building
545 official.

546 6. Identify the site plan of all easements, deed restrictions, or other
547 encumbrances restricting the use of the property.

548 SECTION 26. K.C.C. 16.04.05018, as amended by this ordinance, is hereby
549 recodified as a section in K.C.C. chapter 16.02.

550 SECTION 27. Ordinance 12560, Section 23, as amended, and K.C.C.
551 16.04.05018 are each hereby amended to read as follows:

552 **Permits - Application for ((residential)) permit – Application for basics**
553 **permit or approval ((UBC 106.6))**. Section 105.3 of the International Building Code
554 is supplemented with the following:

555 **Application for basics permit or approval (IBC 105.3.3).** Application
556 requirements for ((residential)) basics permit or approval shall be as specified in King
557 County Administrative Public Rule ((16-04)).

558 SECTION 28. K.C.C. 16.04.05012, as amended by this ordinance, is hereby
559 recodified as a section in K.C.C. chapter 16.02.

560 SECTION 29. Ordinance 12560, Section 17, as amended, and K.C.C.
561 16.04.05012 are each hereby amended to read as follows:

562 **Application for ((P))permit((s)) – Time limitation of application – Expiration**
563 **of application (((UBC 106.4.4.1)))**. Section 105.3.2 of the International Building Code
564 is not adopted and the following is substituted:

565 **Expiration of application (IBC 105.3.2)**. Plans for which no permit is issued
566 shall be deemed canceled by the permittee if:

- 567 1. The applicant has not taken action or responded;
- 568 1.1. within 60 days after notice of additional information required is mailed to
569 the applicant, or
- 570 1.2. by the deadline specified by the building official for additional information;
- 571 or
- 572 2. No permit is issued;
- 573 2.1. within 60 days after the applicant has been notified that the permit is ready,
574 or
- 575 2.2. by a time specified by the building official.

576 **SECTION 30.** K.C.C. 16.04.05013, as amended by this ordinance, is hereby
577 recodified as a section in K.C.C. chapter 16.02.

578 **SECTION 31.** Ordinance 12560, Section 18, as amended, and K.C.C.
579 16.04.05013 are each hereby amended to read as follows:

580 **Permits - Expiration ((of permit (UBC 106.4.4.2)))**. Section 105.5 of the
581 International Building Code is not adopted and the following is substituted:

582 **Expiration (IBC 105.5)**. Every permit issued by the building official under the
583 provisions of the Code shall expire by limitation and become null and void one year from

584 date of issue. Issued permits may be extended for one year periods subject to the
585 following conditions:

586 1. An application for a permit extension together with the applicable fee is
587 submitted to the department of development and environmental services at least seven
588 (7), but no more than sixty (60), calendar days prior to the date the original permit
589 becomes null and void. Once the permit extension application is submitted, work may
590 continue past the expiration date of the original permit, provided that the extension
591 application is not denied. If the extension application is denied, all work must stop until a
592 valid permit is obtained.

593 2. If construction of a building or structure has not substantially commenced, as
594 determined by the building official, within two years from the date of the first issued
595 permit and the building and the structure is no longer authorized by the zoning code or
596 other applicable law, then the permit shall not be extended.

597 3. An applicant may request a total of two permit extensions provided there are
598 no substantial changes in the approved plans and specifications.

599 4. The building official may extend a building permit beyond the second
600 extension only to allow completion of a building and/or structure authorized by the
601 original permit and substantial constructed. If substantial work, as determined by the
602 building official, has not commenced on a building and/or structure authorized in the
603 original permit, then a new permit will be required for construction to proceed.

604 5. The staff of the department of development and environmental services may
605 revise a permit at the permittee's request but such a revision does not constitute a renewal
606 or otherwise extend the life of the permit.

607 NEW SECTION. SECTION 32. There is hereby added to K.C.C. chapter 16.02
608 a new section to read as follows:

609 **Permits - Suspension or revocation.** Section 105.6 of the International Building
610 Code is not adopted and the following is substituted:

611 **Suspension or revocation (IBC 105.6).** The building official is authorized to
612 suspend, revoke or modify the permit approval for a permit issued under the provisions of
613 this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or
614 incomplete information, or in violation of any ordinance or regulation or any of the
615 provisions of this code.

616 SECTION 33. K.C.C. 16.04.05010, as amended by this ordinance, is hereby
617 recodified as a section in K.C.C. chapter 16.02.

618 SECTION 34. Ordinance 12560, Section 15, as amended, and K.C.C.
619 16.04.05010 are each hereby amended to read as follows:

620 **Permits - Return of plans.** Section ~~((106.3))~~ 105 of the ~~((Uniform))~~
621 International Building Code is supplemented with following:

622 ~~((Permits-))~~**Return of plans ~~((UBC 106.3.6))~~ (IBC 105.8).** Any plans
623 returned pursuant to ~~((UBC 106.3))~~ Section 105 shall be returned to the applicant. Plans
624 returned for the purpose of making correction may be returned to a consultant named by
625 the applicant.

626 SECTION 35. K.C.C. 16.04.05007, as amended by this ordinance, is hereby
627 recodified as a section in K.C.C. chapter 16.02.

628 SECTION 36. Ordinance 12560, Section 12, as amended, and K.C.C.
629 16.04.05007 are each hereby amended to read as follows:

630 ~~((Permits))~~ Construction documents - Information on ~~((plans and~~
631 ~~specifications))~~ construction documents. Section ~~((406.3.3))~~ 106.1.1 of the ~~((Uniform))~~
632 International Building Code is not adopted and the following is substituted:

633 **Information on** ~~((plans and specifications (UBC 106.3.3)))~~ construction
634 documents (IBC 106.1.1). Plans and specifications shall be drawn to scale upon
635 substantial paper and shall be of sufficient clarity to indicate the location, nature and
636 extent of the work proposed and show in detail that it will conform to the provisions of
637 this code and all relevant laws, ordinances, rules and regulations. Schedule and detail
638 books shall not be used as a substitute for full size plans. Information in Sections
639 106.1.1, 106.1.2 and 106.3 shall be provided as deemed necessary by the building
640 official.

641 Plans for buildings more than two stories in height of other than Group R,
642 Division 3 and Group U Occupancies or structures built under the International
643 Residential Code shall indicate how required structural and fire-resistive integrity will be
644 maintained where penetrations will be made for electrical, mechanical, plumbing and
645 communications conduits, pipes and similar systems.

646 NEW SECTION. SECTION 37. There is hereby added to K.C.C. chapter 16.02
647 a new section to read as follows:

648 **Construction documents – Submittal documents – Manufacturer's**
649 **installation instructions.** Section 106.1 of the International Building Code is
650 supplemented with the following:

651 **Manufacturer's installation instructions (IBC 106.1.4).** Manufacturer's
652 installation instructions, as required by this code, shall be available on the job site at the
653 time of inspection.

654 SECTION 38. Ordinance 12560, Section 19, as amended, and K.C.C.
655 16.04.05014 are each hereby repealed.

656 SECTION 39. K.C.C. 16.04.05015, as amended by this ordinance, is hereby
657 recodified as a section in K.C.C. chapter 16.02.

658 SECTION 40. Ordinance 12560, Section 20, as amended, and K.C.C.
659 16.04.05015 are each hereby amended to read as follows:

660 **Phased approval - Pre-issuance construction authorization (PICA) -**
661 **Permission to proceed ((~~UBC 106.5.1~~)).** Section 106.3.3 of the International Building
662 Code is not adopted and the following is substituted:

663 **Pre-issuance construction authorization (PICA) - Permission to proceed (IBC**
664 **106.3.3).** If the applicant for a permit or approval required by this code desires to
665 commence work before obtaining the required permit or approval, the building official,
666 may allow the applicant to proceed if:

667 1. The building official determines that the work would not endanger or harm the
668 property; and if

669 2. The building official determines that allowing the work to proceed would not
670 violate the requirements of the state environmental policy act; and if

671 3. The applicant first deposits cash or its equivalent with the building official, or
672 in an irrevocable escrow approved by the building official, in an amount determined by

the building official to be sufficient to restore the building and site, and to perform the corrective work described below.

SECTION 41. K.C.C. 16.04.05016, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 42. Ordinance 12560, Section 21, as amended, and K.C.C. 16.04.05016 are each hereby amended to read as follows:

Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration ((~~UBC 106.5.2~~)). Section 106.3.3 of the International Building Code is supplemented with the following:

Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration (IBC 106.3.3.1). An applicant who commences work pursuant to Section ((~~106.5.1~~)) 106.3.3.1 must, within the time specified by the building official, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the building official and perform whatever additional correction work is deemed necessary by the building official.

SECTION 43. K.C.C. 16.04.05017, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 44. Ordinance 12560, Section 22, as amended, and K.C.C. 16.04.05017 are each hereby amended to read as follows:

694 **Pre-issuance construction authorization (PICA) – Enforcement ((UBC**
695 **106.5.3))**). Section 106.3.3 of the International Building Code is supplemented with the
696 following:

697 **Pre-issuance construction authorization (PICA) - Enforcement (IBC**
698 **106.3.3.2)**. If an applicant fails to comply with the requirements of Section ((106.5.1))
699 106.3.3.1, the building official may employ the code enforcement procedures set forth in
700 K.C.C. Title 23 and may, in addition, obtain the funds on deposit and apply them towards
701 removal of the unpermitted work, restoration of the building and site, and performance of
702 whatever additional corrective work is deemed necessary by the building official. In the
703 event the applicant obtains the necessary permits or approvals or performs the corrective
704 work to the satisfaction of the building official, the funds or deposit shall be released to
705 the applicant.

706 SECTION 45. K.C.C. 16.04.05008, as amended by this ordinance, is hereby
707 recodified as a section in K.C.C. chapter 16.02.

708 SECTION 46. Ordinance 12560, Section 13, as amended, and K.C.C.
709 16.04.05008 are each hereby amended to read as follows:

710 **((Permits)) Design professional in responsible charge - General.** Section
711 106.3.4.1 of the ((Uniform)) International Building Code is not adopted and the following
712 is substituted:

713 **((Permits--)) General ((UBC)) IBC 106.3.4.1)**. When it is required that
714 documents be prepared by an architect or engineer, the building official may require the
715 owner to engage and designate on the building permit application an architect or engineer
716 who shall act as the architect or engineer of record. If the circumstances require, the

owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

When an engineer or architect is required by King County for the structural design of a commercial or multi-family residence building, (~~the King County~~) the department (~~of development and environmental services building services division~~) will not review and approve a project which has multiple engineers or architects (or engineering firms) unless the owner employs an engineer or architect responsible for the overall structural design. This engineer or architect responsible for the overall structural design shall write a letter to (~~the King County~~) the department (~~of development and environmental services building services division~~) documenting that he/she is the engineer or architect of record designated by the project owner to be responsible for the overall structural design, and that he/she has reviewed the entire structural design to ensure compliance with the (~~Uniform~~) International Building Code.

SECTION 47. K.C.C. 16.04.05009, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 48. Ordinance 12560, Section 14, as amended, and K.C.C. 16.04.05009 are each hereby amended to read as follows:

739 **~~((Permits))~~ Design professional in responsible charge - Inspection and**
740 **observation program.** Section ~~((106.3.5))~~ 106.3.4 of the ~~((Uniform))~~ International
741 Building Code is supplemented with the following:

742 **~~((Permits--))~~ Inspection and observation program ~~((UBC 106.3.5))~~ (IBC
743 **106.3.4.3)**. When special inspection is required by Section ~~((1701))~~ 1704, the architect or
744 engineer of record shall prepare an inspection program which shall be submitted to the
745 building official for approval. The inspection program shall designate the portions of the
746 work that require special inspection and the name or names of the individuals or firms
747 who are to perform the special inspections, and indicate the duties of the special
748 inspectors. The special inspector shall be employed by the owner, the engineer or
749 architect of record, or an agent of the owner, but not the contractor or any other person
750 responsible for the work.**

751 When structural observation is required by Section ~~((1702))~~ 1709, the inspection
752 program shall name the individuals or firms who are to perform structural observation
753 and describe the stages of construction at which structural observation is to occur.

754 The inspection program shall include samples of inspection reports and provide
755 time limits for submission of reports.

756 SECTION 49. Ordinance 12560, Section 24, as amended, and K.C.C.
757 16.04.05019 are each hereby repealed.

758 NEW SECTION. SECTION 50. There is hereby added to K.C.C. chapter 16.02
759 a new section to read as follows:

760 **Temporary Power.** Section 107.3 of the International Building Code is not
761 adopted.

762 SECTION 51. K.C.C. 16.04.05020, as amended by this ordinance, is hereby
763 recodified as a section in K.C.C. chapter 16.02.

764 SECTION 52. Ordinance 12560 Section 25, as amended, and K.C.C.
765 16.04.05020 are each hereby amended to read as follows:

766 **Fees.** Section ~~((107))~~ 108 and all subsections thereto of the ~~((Uniform))~~
767 International Building Code ~~((is))~~ are not adopted and ~~((f))the((f))~~ following is
768 substituted:

769 **Fees ~~((UBC 107))~~ (IBC 108).** Fees shall be assessed according to K.C.C. Title
770 27. For the purposes of KCC Title 27 the nationally recognized standard shall be Rate
771 Table 1-A as published by ICBO in the 1997 Uniform Building Code and is reprinted
772 here:

<u>TOTAL VALUATION</u>	<u>FEE</u>
<u>\$1.00 to \$500.00</u>	<u>\$23.50</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and</u>

	<u>including \$50,000.00</u>
<u>\$50,001.00 to</u> <u>\$100,000.00</u>	<u>\$993.75 for the first \$50,000.00 plus \$5.60 for each</u> <u>additional \$1,000.00, or fraction thereof, to and</u> <u>including \$100,000.00</u>
<u>\$100,001.00 to</u> <u>\$500,000.00</u>	<u>\$1,093.13 for the first \$100,000.00 plus \$6.16 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$500,000.00</u>
<u>\$500,001.00 to</u> <u>\$1,000,000.00</u>	<u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for</u> <u>each additional \$1,000.00, or fraction</u>

773 SECTION 53. K.C.C. 16.04.05021, as amended by this ordinance, is hereby
774 recodified as a section in K.C.C. chapter 16.02.

775 SECTION 54. Ordinance 12560, Section 26, as amended, and K.C.C.
776 16.04.05021 are each hereby amended to read as follows:

777 **Inspections - General - Inspection record card.** Section ((408.2)) 109.1 of the
778 ((Uniform)) International Building Code is ((not adopted and)) supplemented with the
779 following ((is substituted)):

780 **Inspection record card ((UBC 408.2)) (IBC 109.1.1).** Work requiring a
781 permit shall not be commenced until the permit holder or an agent of the permit holder
782 shall have posted or otherwise made available an inspection record card in a conspicuous

place on the premises and in a position such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 and U occupancies and structures built under the International Residential Code for One- and Two-Family Dwellings, this card shall serve as the certificate of occupancy. If more than two units are located on the same lot, the Certificate of Occupancy shall be used. The validated hard copy of the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

NEW SECTION. SECTION 55. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Required inspections – Lowest floor elevation. Section 109.3.3 of the International Building Code is not adopted and the following is substituted:

Lowest floor elevation (IBC 109.3.3). In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in section 1612.5 and in K.C.C. chapter 21A.24 shall be submitted to the building official.

NEW SECTION. SECTION 56. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Required inspections – Frame inspection. Section 109.3.4 of the International Building Code is not adopted and the following is substituted:

Frame inspection (IBC 109.3.4). Framing inspections including all gravity and lateral load frame resisting systems shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

NEW SECTION. SECTION 57. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Required inspections – Energy efficiency inspections. Section 109.3.7 of the International Building Code is not adopted and the following is substituted:

Energy efficiency inspections (IBC 109.3.7). Energy efficiency inspections shall be in accordance with the Washington State Energy Code, chapter 51-11 WAC.

SECTION 58. K.C.C. 16.04.05024, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 59. Ordinance 12560, Section 28, as amended, and K.C.C. 16.04.05024 are each hereby amended to read as follows:

Inspection((s)) requests - Reinspections. Section ((408.8)) 109.5 of the ((Uniform)) International Building Code is ((not adopted and)) supplemented with the following ((is substituted)):

Reinspections (((UBC 108.8))) (IBC 109.5.1). A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as

controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant must request a reinspection and pay the reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

SECTION 60. K.C.C. 16.04.05025, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 61. Ordinance 12560, Section 29, as amended, and K.C.C. 16.04.05025 are each hereby amended to read as follows:

Certificate of occupancy - Use and occupancy. Section ~~((109.1))~~ 110.1 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

Use and occupancy ~~((UBC 109.1))~~ (IBC 110.1). No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy or a temporary certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

SECTION 62. K.C.C. 16.04.05026, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 63. Ordinance 12560, Section 30, as amended, and K.C.C. 16.04.05026 are each hereby amended to read as follows:

Certificate of occupancy - Certificates issued. Section ~~((409.3))~~ 110.2 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

Certificates issued ~~((UBC 409.3))~~ (IBC 110.2). The building official may issue either a certificate of occupancy or a certificate of shell completion.

SECTION 64. K.C.C. 16.04.05027, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 65. Ordinance 12560, Section 31, as amended, and K.C.C. 16.04.05027 are each hereby amended to read as follows:

Certificate issued - Certificate of occupancy ~~((UBC 109.3.1))~~. Section 110.2 of the International Building Code supplemented with the following:

Certificate of occupancy (IBC 110.2.1). After final inspection, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and corrected, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.

- 874 4. A description of that portion of the building for which the certificate is issued.
- 875 5. The name of the building official.
- 876 6. A statement that the building may be occupied.
- 877 7. The edition of the code under which the permit was issued.
- 878 8. The use and occupancy, in accordance with the provisions of chapter 3.
- 879 9. The type of construction as defined in chapter 6.
- 880 10. The design occupant load.
- 881 11. If an automatic sprinkler system is provided, whether the sprinkler system is
- 882 required.
- 883 12. Any special stipulation and conditions of the building permit.
- 884 13. An explanation that the responsibility for the building's compliance with the
- 885 provisions of the applicable King County codes and for maintenance of the building rests
- 886 exclusively with the permit applicants and their agents and the building's owners.
- 887 SECTION 66. K.C.C. 16.04.05028, as amended by this ordinance, is hereby
- 888 recodified as a section in K.C.C. chapter 16.02.
- 889 SECTION 67. Ordinance 12560, Section 32, as amended, and K.C.C.
- 890 16.04.05028 are each hereby amended to read as follows:
- 891 **Certificate ~~((of occupancy))~~ issued - Certificate of shell completion ~~((UCB~~**
- 892 ~~109.3.2)))~~. Section 110.2 of the International Building Code is supplemented with the
- 893 following:
- 894 **Certificate issued - Certificate of shell completion (IBC 110.2.2).** After final
- 895 inspection of a building or structure for which the permit was issued for only the building
- 896 shell, if no violations of this code or of related land use and public health ordinances,

897 rules and regulations have been discovered, or if such violations have been discovered
898 and have been corrected, the building official shall issue a certificate of shell completion
899 which shall contain the following:

- 900 1. The building permit number.
- 901 2. The address of the building.
- 902 3. The name and address of the owner.
- 903 4. A description of the building or that portion of the building for which the
904 certificate is issued.
- 905 5. The name of the building official.
- 906 6. A statement that no portion of the building shall be occupied until tenant
907 improvement permits are obtained and occupancy is approved.
- 908 7. The edition of the code under which the permit was issued.
- 909 8. The type of construction as defined in chapter 6.
- 910 9. If an automatic sprinkler system is provided, whether the sprinkler system is
911 required.
- 912 10. Any special stipulation and conditions of the building permit.
- 913 11. An explanation that the responsibility for the building's compliance with the
914 provisions of the applicable King County codes and for maintenance of the building rests
915 exclusively with the permit applicants and their agents and the building's owners.

916 SECTION 68. K.C.C. 16.04.05029, as amended by this ordinance, is hereby
917 recodified as a section in K.C.C. chapter 16.02.

918 SECTION 69. Ordinance 12560, Section 33, as amended, and K.C.C.
919 16.04.05029 are each hereby amended to read as follows:

920 **Certificate of occupancy - Temporary occupancy - Temporary certificates**
921 **issued.** Section ~~((109.4))~~ 110.3 of the ~~((Uniform))~~ International Building Code is not
922 adopted and the following is substituted:

923 **Temporary certificates issued ~~((UBC 109.4))~~ (IBC 110.3).** The building
924 official may issue a temporary certificate of occupancy or a temporary certificate of shell
925 completion.

926 SECTION 70. K.C.C. 16.04.05030, as amended by this ordinance, is hereby
927 recodified as a section in K.C.C. chapter 16.02.

928 SECTION 71. Ordinance 12560, Section 34, as amended, and K.C.C.
929 16.04.05030 are each hereby amended to read as follows:

930 **Temporary ~~((€))~~certificate ~~((of occupancy))~~ issued - Temporary certificate of**
931 **occupancy ~~((UBC 109.4.1))~~.** Section 110.3 of the International Building Code is
932 supplemented with the following:

933 **Temporary certificate of occupancy (IBC 110.3.1).** The building official may
934 issue a temporary certificate of occupancy authorizing occupancy of all or part of an
935 unfinished building or structure or a temporary structure if:

936 1. The building official determines that construction is substantially completed in
937 the area to be occupied and that essential health and safety items have been constructed
938 or installed;

939 2. The applicant for the temporary certificate of occupancy, on a form
940 satisfactory to the building official,

941 2.1 Agrees not to make a claim or bring an action against King County for any
942 harms, injuries or damage he, she or others may suffer as a result of occupancy of the
943 unfinished building, and

944 2.2 Agrees to hold King County free and harmless from any claims or legal
945 actions which may be brought by any person or entity as a result of the occupancy of the
946 unfinished building, and

947 3. For buildings and structures other than those of Group R Division 3
948 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in
949 an approved record as follows:

950 3.1 The amount of the cash bond required to occupy a new structure prior to the
951 issuance of the temporary certificate of occupancy shall be determined by the building
952 official. The amount of the cash bond required to occupy a temporarily occupied
953 structure for a specified period of time shall be an amount determined by the building
954 official to ensure removal of the structure. In either case, the cash bond will be refunded
955 to the permittee upon completion of work or the satisfactory removal of the temporary
956 structure.

957 3.2 In the event the construction work or removal of the temporarily occupied
958 structure is not completed or material progress has not been made within twelve (12)
959 months following the posting of the cash deposit, the amount remaining on deposit may
960 be applied toward completion of applicable code requirements or for the removal of the
961 temporary structure by the building official. Any such action by the building official
962 shall first require thirty (30) days written notice to the permittee.

3.3 The temporary certificate of occupancy shall contain the same information as a certificate of occupancy along with a list of requirements that remain to be completed, special conditions of temporary occupancy, and dates of temporary occupancy approval and expiration. The temporary certificate of occupancy shall be valid only so long as determined by the building official, and only so long as the occupants of the building or structure strictly abide by the conditions and limitations specified in the temporary certificate of occupancy, and only so long as applicable permits are validly maintained or renewed.

SECTION 72. K.C.C. 16.04.05031, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 73. Ordinance 12560 Section 35, as amended, and K.C.C. 16.04.05031 are each hereby amended to read as follows:

Temporary ((€))certificate ((of occupancy)) issued - Temporary certificate of shell completion (((UBC 109.4.2))). Section 110.3. of the International Building Code supplemented with the following:

Temporary certificate of shell completion (IBC 110.3.2). The building official may issue a temporary certificate of shell completion authorizing occupancy for all or part of an unfinished building or structure or a temporary structure if:

1. The building official determines that construction is substantially completed and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of shell completion, on a form satisfactory to the building official,

2.1 Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and

2.2 Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and

3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in an approved escrow. The amount of the cash bond required before issuance of the temporary certificate of shell completion shall be determined by the building official.

4. The temporary certificate of shell completion shall contain the same information as the certificate of shell completion along with a list of requirements that remain to be completed, special conditions of temporary shell approval, and the dates of temporary shell approval and expiration. The temporary certificate of shell completion shall be valid only so long as those responsible for the building and structure strictly abide by the conditions and limitations specified in the temporary certificate of shell completion, and only so long as applicable permits are validly maintained or renewed.

SECTION 74. K.C.C. 16.04.05033, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 75. Ordinance 12560, Section 37, as amended, and K.C.C. 16.04.05033 are each hereby amended to read as follows:

Certificate of occupancy - Revocation. Section ~~((109-6))~~ 110.4 of the ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

1008 **Revocation ((~~UBC 109.6~~)) (IBC 110.4).** The building official may, in writing,
1009 suspend or revoke a certificate of occupancy and/or a certificate of shell completion
1010 issued under the provisions of this code whenever the certificate is issued in error, or on
1011 the basis of incorrect information supplied, or when it is determined that the building or
1012 structure or portion thereof is in violation of any ordinance or regulation or any of the
1013 provisions of this code.

1014 SECTION 76. K.C.C. 16.04.05032, as amended by this ordinance, is hereby
1015 recodified as a section in K.C.C. chapter 16.02.

1016 SECTION 77. Ordinance 12560, Section 36, as amended, and K.C.C.
1017 16.04.05032 are each hereby amended to read as follows:

1018 **Certificate of occupancy - Posting.** Section ((~~109.5~~)) 110 of the ((~~Uniform~~))
1019 International Building Code is ((~~not adopted and~~)) supplemented with the following ((~~is~~
1020 ~~substituted~~)):

1021 **Posting ((~~UBC 109.5~~)) (IBC 110.5).** The certificate of occupancy and/or the
1022 certificate of shell completion shall be posted in a conspicuous place on the premises and
1023 shall not be removed except by the building official.

1024 NEW SECTION. SECTION 78. There is hereby added to K.C.C. chapter 16.02
1025 a new section to read as follows:

1026 **Service Utilities.** Sections 111.1 and 111.2 of the International Building Code
1027 are not adopted.

1028 SECTION 79. K.C.C. 16.04.05004, as amended by this ordinance, is hereby
1029 recodified as a section in K.C.C. chapter 16.02.

1030 SECTION 80. Ordinance 12560, Section 9, as amended, and K.C.C. 16.04.05004
1031 are each hereby amended to read as follows:

1032 **Board of appeals - General.** Section ~~((105.1))~~ 112.1 of the ~~((Uniform))~~
1033 International Building Code is not adopted and the following is substituted:

1034 **General ~~((UBC 105.1))~~ (IBC 112.1).** In order to hear and discuss appeals of
1035 decisions or determinations made by the building official on this code as it applies to
1036 alternative materials and methods of construction, there shall be and is hereby created a
1037 building code board of appeals. The board shall consist of ~~((thirteen))~~ nine members who
1038 are qualified by experience and training to pass upon matters pertaining to building
1039 construction. The building official shall be an ex-officio member and he/she, or a
1040 designated appointee, shall act as secretary of the board. The board of appeals members
1041 shall be appointed by the county executive, confirmed by the county council, and shall
1042 serve for not more than two four-year terms or until their successor is appointed and
1043 qualified. The board shall adopt reasonable rules of procedure for conducting its
1044 business, and shall render all decisions and findings in writing to the appellant with a
1045 duplicate copy to the building official, which shall be advisory unless otherwise specified
1046 in this code. The board may also recommend to the council new legislation regarding the
1047 subject matter of this code.

1048 NEW SECTION. SECTION 81. There is hereby added to K.C.C. chapter 16.02
1049 a new section to read as follows:

1050 **Board of appeals – Qualifications.** Section 112.3 of the International Building
1051 Code is not adopted.

1052 NEW SECTION. SECTION 82. There is hereby added to K.C.C. chapter 16.02
1053 a new section to read as follows:

1054 **Violations – Notice of violation.** Section 113.2 of the International Building
1055 Code is not adopted and the following is substituted:

1056 **Notice of violation (IBC 113.2).** The building official is authorized to serve a
1057 notice of violation or order on the person responsible for the erection, construction,
1058 alteration, extension, repair, moving, removal, demolition or occupancy of a building or
1059 structure in violation of the provisions of the code, or in violation of a permit or
1060 certificate issued under the provisions of this code. Such order shall direct the
1061 discontinuance of the illegal action or condition and the abatement of the violation in
1062 accordance with K.C.C. Title 23.

1063 SECTION 83. K.C.C. 16.04.05003, as amended by this ordinance, is hereby
1064 recodified as a section in K.C.C. chapter 16.02.

1065 SECTION 84. Ordinance 12560, Section 8, as amended, and K.C.C. 16.04.05003
1066 are each hereby amended to read as follows:

1067 ~~((Administration, organization and enforcement--))~~ **Stop work order**~~((s and
1068 correction notice))~~. Section ~~((104.2.4))~~ 114 and all subsections thereto of the

1069 ~~((Uniform))~~ International Building Code is not adopted and the following is substituted:

1070 **Stop orders and correction notice** ~~((UBC 104.2.4))~~ **(IBC 114.1)**. Whenever
1071 any work is being done contrary to the provisions of this code, the building official may
1072 order the work stopped in accordance with K.C.C. Title 23 by notice in writing served on
1073 any persons engaged in the doing or causing such work to be done, or by posting such
1074 notice in a conspicuous place on the premises where the violation is occurring, and any

such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

These remedies are in addition to those authorized elsewhere in the code.

NEW SECTION. SECTION 85. There is hereby added to K.C.C. chapter 16.02 a new section to read as follows:

Unsafe structures and equipment. Section 115 of the International Building Code is not adopted.

SECTION 86. Ordinance 3647 Section 7, and K.C.C. 16.04.100 are each hereby repealed.

SECTION 87. K.C.C. 16.04.110 is hereby recodified as a section in K.C.C. chapter 16.02.

SECTION 88. Section 89 of this ordinance, section 90 of this ordinance, K.C.C. 16.16.070, as recodified by this ordinance, K.C.C. 16.04.020, as recodified by this ordinance, K.C.C. 16.20.080, as recodified by this ordinance, K.C.C. 16.04.030, as recodified by this ordinance and sections 99 through 118 of this ordinance should constitute a new chapter in K.C.C. Title 16.

1097 NEW SECTION. SECTION 89. There is hereby added to K.C.C. chapter 16.xx
1098 (created under section 88 of this ordinance) a new section to read as follows:

1099 **Scope of chapter.** This chapter contains definitions of technical and procedural
1100 terms that are used throughout the title. The definitions in this chapter supplement the
1101 definitions contained in the international codes adopted in this title. The definitions in this
1102 chapter do not apply to K.C.C. chapter 16.82.

1103 NEW SECTION. SECTION 90. There is hereby added to K.C.C. chapter 16.xx
1104 (created under section 88 of this ordinance) a new section to read as follows:

1105 **International Building Code Definitions Not Adopted.** The following
1106 definitions in section 202 of the International Building Code are not adopted:

- 1107 A. Base flood;
- 1108 B. Design flood;
- 1109 C. Dry floodproofing;
- 1110 D. Existing construction;
- 1111 E. Flood hazard area;
- 1112 F. Flood hazard area subject to high velocity wave action;
- 1113 G. Flood insurance rate map (FIRM);
- 1114 H. Flood insurance study;
- 1115 I. Floodway;
- 1116 J. Nonbuilding structure,
- 1117 K. Start of construction; and
- 1118 L. Substantial improvement.

1119 SECTION 91. K.C.C. 16.16.070, as amended by this ordinance, is hereby
1120 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1121 SECTION 92. Ordinance 14111, Section 135, and K.C.C. 16.16.070 are each
1122 hereby amended to read as follows:

1123 **International Property Maintenance Code Definition((s)) Not Adopted.**
1124 Section ((401)) 201.3 of the ((Uniform Housing)) International Property Maintenance
1125 Code is not adopted ((and the following is substituted:

1126 ~~**Definitions (((UHC 401))).** For the purpose of this code, certain terms, phrases,~~
1127 ~~words and their derivatives shall be construed as specified in either this chapter or as~~
1128 ~~specified in the Building Code. Where terms are not defined, they shall have their~~
1129 ~~ordinary accepted meanings within the context with which they are used. Webster's~~
1130 ~~Third New International Dictionary of the English Language, Unabridged, copyright~~
1131 ~~1986, shall be considered as providing ordinary accepted meanings. Words in the~~
1132 ~~singular include the plural and the plural the singular. Words used in the masculine~~
1133 ~~gender include the feminine and the feminine the masculine.~~

1134 ~~**"Building Code"** is the Uniform Building Code promulgated by the International~~
1135 ~~Conference of Building Officials, as adopted by this jurisdiction.~~

1136 ~~**"Congregate Residence"** means any building or portion thereof that contains~~
1137 ~~facilities for living, sleeping and sanitation, as required by this code, and may include~~
1138 ~~facilities for eating and cooking, for occupancy by other than a family. A congregate~~
1139 ~~residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house~~
1140 ~~but does not include jails, hospitals, nursing homes, hotels or lodging houses.~~

1141 ~~"Efficiency Dwelling Unit" means a dwelling unit containing only one habitable~~
1142 ~~room and meeting the requirements of Section 503.2, exception.~~

1143 ~~"Health Officer" means the legally designated head of the Department of Health~~
1144 ~~of this jurisdiction.~~

1145 ~~"Hot Water" means water supplied to plumbing fixtures at a temperature of not~~
1146 ~~less than 120°F (49°C).~~

1147 ~~"Lodging House" means any building or portion thereof containing not more~~
1148 ~~than five guest rooms where rent is paid in money, goods, labor or otherwise.~~

1149 ~~"Mechanical Code" is the Uniform Mechanical Code promulgated by the~~
1150 ~~International Conference of Building Officials, as adopted by this jurisdiction.~~

1151 ~~"Nuisance" The following shall be defined as nuisances:~~

1152 ~~1. Any public nuisance known at common law or in equity jurisprudence.~~

1153 ~~2. Any attractive nuisance that may prove detrimental to persons whether in a~~
1154 ~~building, on the premises of a building or on an unoccupied lot. This includes any~~
1155 ~~abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor~~
1156 ~~vehicles; any structurally unsound fences or structures; or any lumber, trash, fences,~~
1157 ~~debris or vegetation that may prove a hazard.~~

1158 ~~3. Whatever is dangerous to human life or is detrimental to health, as determined~~
1159 ~~by the health officer or building official.~~

1160 ~~4. Overcrowding a room with occupants.~~

1161 ~~5. Insufficient ventilation or illumination.~~

1162 ~~6. Inadequate or unsanitary sewage or plumbing facilities.~~

1163 ~~7. Uncleanliness, as determined by the health officer.~~

1164 8. ~~Whatever renders air, food or drink unwholesome or detrimental to the health~~
1165 ~~of human beings, as determined by the health officer or building official.~~

1166 ~~"Plumbing Code" is the Plumbing Code as adopted by this jurisdiction)).~~

1167 SECTION 93. K.C.C. 16.04.020, as amended by this ordinance, is hereby
1168 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1169 SECTION 94. Ordinance 3647, Section 3, as amended, and K.C.C. 16.04.020 are
1170 each hereby amended to read as follows:

1171 **Term amendments.** Whenever the following words appear in the code, they are
1172 to be changed as follows:

1173 A. ~~((City to county;~~

1174 ~~B. Cities to county;~~

1175 ~~C. City limits to unincorporated King County;~~

1176 ~~D. City of to King County;~~

1177 ~~E. City council to Metropolitan King County Council;~~

1178 ~~F. City treasurer to chief financial officer;~~

1179 ~~G. Mayor to county executive;~~

1180 ~~H.)) Building official or code official to director, department of development and~~
1181 ~~environmental services;~~

1182 B. Name of jurisdiction to unincorporated King County;

1183 C. The department of building safety to King County department of development
1184 and environmental services;

1185 D. Design flood elevation to base flood elevation.

1186 SECTION 95. K.C.C. 16.20.080, as amended by this ordinance, is hereby
1187 recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

1188 SECTION 96. Ordinance 12560, Section 132, as amended, and K.C.C. 16.20.080
1189 are each hereby amended to read as follows:

1190 ~~((Definitions -- UCADB Section 301))~~ Abate. ~~((Section 301 of the Uniform~~
1191 ~~Code for the Abatement of Dangerous Buildings is not adopted and the following is~~
1192 ~~substituted:~~

1193 ~~**General (UCADB 301).** For the purpose of this code, certain terms, phrases,~~
1194 ~~words and their derivatives shall be construed as specified in either this chapter or as~~
1195 ~~specified in the Building Code or the Housing Code. Where terms are not defined, they~~
1196 ~~shall have their ordinary accepted meanings within the context with which they are used.~~
1197 ~~*Webster's Third New International Dictionary of the English Language, Unabridged,*~~
1198 ~~copyright 1986, shall be construed as providing ordinary accepted meanings. Words used~~
1199 ~~in the singular include the plural and the plural the singular. Words used in the masculine~~
1200 ~~gender include the feminine and the feminine the masculine.~~

1201 ~~**ABATE** is))~~ Abate: to take whatever steps are deemed necessary by the building
1202 official to return a property to the condition which is neither dangerous nor a nuisance, or
1203 to ensure that the property complies with the applicable requirements of this code.
1204 Abatement may include, but is not limited to, repair, rehabilitation, removal, or
1205 ~~((demolition))~~ demolition.

1206 ~~((**BUILDING CODE** is the *Uniform Building Code* promulgated by the~~
1207 ~~International Conference of Building Officials, or its successor, as adopted by the county.~~

1208 ~~**DAMAGE RATIO** is the ratio of the estimated cost of repairs required to restore~~
1209 ~~the structural members of an immediately hazardous and dangerous structure to their pre-~~
1210 ~~event condition to the estimated replacement cost of the structure.~~

1211 ~~**DANGEROUS BUILDING** is any building or structure deemed to be dangerous~~
1212 ~~under the provisions of Section 302 of the Uniform Code of Abatement of Dangerous~~
1213 ~~Buildings.~~

1214 ~~**DECLARED AN EMERGENCY** is a proclamation in writing by the King~~
1215 ~~County executive stating that King County or some designated part of the county is in a~~
1216 ~~condition of emergency and procedures reserved for emergency situations are in effect.~~

1217 ~~**DISASTER** is an event or set of circumstances of catastrophic nature arising~~
1218 ~~from any cause which reaches such a dimension as to demand immediate action to~~
1219 ~~preserve public health, to protect life and property or to provide relief to any stricken~~
1220 ~~community overtaken by such occurrences or which warrants the declaration of a state of~~
1221 ~~emergency or the execution of emergency management operations plans.~~

1222 ~~**ENGINEERING EVALUATION** is an evaluation of structural or nonstructural~~
1223 ~~damage or suspected damage to a structure performed by or under direction of an~~
1224 ~~architect who is licensed in the state of Washington, or a civil or structural engineer~~
1225 ~~licensed in Washington.~~

1226 ~~**HISTORIC STRUCTURE** is any structure, or collection of structures and their~~
1227 ~~associated sites, deemed of importance to the history, architecture or culture of an area by~~
1228 ~~an appropriate local, state or federal governmental jurisdiction. Historic structure~~
1229 ~~includes a King County landmark, King County historic resources inventory property,~~
1230 ~~property listed on the national register of historic places, property listed on the~~

1231 ~~Washington state register of historic places, property determined eligible for listing on~~
1232 ~~the national register, and any other property deemed of historic significance by the King~~
1233 ~~County historic preservation officer.~~

1234 ~~**HOUSING CODE** is the *Uniform Housing Code* promulgated by the~~
1235 ~~International Conference of Building Officials, or its successor, as adopted by this~~
1236 ~~jurisdiction.~~

1237 ~~**IMMEDIATELY HAZARDOUS AND DANGEROUS STRUCTURE** is a~~
1238 ~~structure that has been determined by the building official to constitute an immediate~~
1239 ~~safety hazard because the structure, or some portion of that structure, is determined, to be~~
1240 ~~subject to immediate failure, detachment, dislodgment or collapse and is likely to injure~~
1241 ~~persons, damage property or cause other serious public safety problems.~~

1242 ~~**NONSTRUCTURAL DAMAGE** is damage that has been determined through an~~
1243 ~~engineering evaluation to have the potential to cause injury or death to the occupants or~~
1244 ~~the public, or to have the potential to prevent occupancy due to restricted access or~~
1245 ~~egress. Non structural damage includes, but is not limited to, damage to parapets,~~
1246 ~~chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in~~
1247 ~~finishes, damage of equipment, furnishing and mechanical or electrical problems not~~
1248 ~~directly related with fire protection or life safety, but that creates a situation where~~
1249 ~~correction is required for safe operation and occupancy.~~

1250 ~~**NUISANCES** shall be defined, for the purpose of this Code, as provided by~~
1251 ~~K.C.C. Title 23.~~

~~**RAPID ABATEMENT PLAN** is a plan prepared pursuant to sections 4 through 15 of this ordinance, for the abatement of an immediately hazardous and dangerous structure damaged by disaster resulting in a declared emergency.~~

~~**STRUCTURAL DAMAGE** is damage that has been determined through an engineering evaluation to have significantly decreased the structural integrity or the vertical and lateral load carrying capacity of the structural frame of a structure. Structural damage includes, but is not limited to, damage to roof or floor systems, columns, diaphragms, walls or vertical bracing, moment frames, framing connections, precast connections, base plate damage, weld failures or serious foundations damage.))~~

SECTION 97. K.C.C. 16.04.030, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 88 of this ordinance).

SECTION 98. Ordinance 11923, Section 1, and K.C.C. 16.04.030 are each hereby amended to read as follows:

~~((**Definitions.** For the purposes of this chapter, the following terms shall have the meanings set forth below:~~

~~A.--))~~ **Condominium.** Condominium(("means)): real property, including but not limited to residential buildings and mobile home parks, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the condominium unit owners and unless a declaration and a survey map and plans have been recorded pursuant to the Horizontal Property Regimes Act, chapter 64.34 RCW, chapter 64.32 RCW or the Condominium Act, chapter 64.34 RCW.

1275 B. ~~"Condominium unit" means a physical portion of the condominium designated~~
1276 ~~for separate ownership, the boundaries of which are described pursuant to RCW~~
1277 ~~64.34.216(1)(D).~~

1278 C. ~~"Conversion condominium" means:~~
1279 1. ~~A condominium that, at any time before its creation, was lawfully occupied,~~
1280 ~~wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written,~~
1281 ~~express or implied; or~~

1282 2. ~~A condominium that, at any time before the conveyance of or acceptance of~~
1283 ~~an agreement to convey any unit therein other than to a declarant or any affiliate of a~~
1284 ~~declarant, was lawfully occupied, wholly or partially, by a residential tenant of a~~
1285 ~~declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to~~
1286 ~~lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit~~
1287 ~~was part of condominium and subject to sale.~~

1288 ~~Conversion condominium shall not include a condominium in which, before~~
1289 ~~September 3, 1990, any unit therein had been conveyed or been made subject to an~~
1290 ~~agreement to convey to any transferee other than a declarant or an affiliate of a declarant.~~

1291 D. ~~"Declarant" means any person or group of persons acting in concert who~~
1292 ~~executes, as declarant, the document, however denominated, that creates a condominium~~
1293 ~~by setting forth the information required by 64.34 RCW or who reserves or succeeds to~~
1294 ~~any special declarant rights under such a document.~~

1295 E. ~~"Department" means the department of development and environmental~~
1296 ~~services of King County.~~

F. ~~"Director" means the director of the department of development and environmental services or his or her designee.~~

G. ~~"Owners association" means the association of condominium unit owners, organized in accordance with 64.34 RCW, for the purpose of managing a condominium.~~

H. ~~"Person" means a natural person, corporation, partnership, limited partnership, trust, governmental subdivision or agency or other legal entity.~~

I. ~~"Public offer statement" means a document offering condominium units for sale and providing descriptions and disclosures relating to the condominium pursuant to 64.34 RCW.~~

J. ~~"Tenant" means any person who is entitled to occupy a rental unit primarily for living or dwelling purposes under a rental or lease agreement, written or oral, express or implied. The term "tenant" also includes a subtenant who is in occupancy with the consent of the owner.))~~

NEW SECTION. SECTION 99. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Condominium unit. Condominium unit: a physical portion of the condominium designated for separate ownership, the boundaries of which are described in accordance with RCW 64.34.216(1)(D).

NEW SECTION. SECTION 100. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Conversion condominium. Conversion condominium:

A. A condominium that:

1. At any time before its creation, was lawfully occupied, wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written, express or implied; or

2. At any time before the conveyance of or acceptance of an agreement to convey any unit therein other than to a declarant or any affiliate of a declarant, was lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit was part of condominium and subject to sale.

B. "Conversion condominium" shall not include a condominium in which, before September 3, 1990, any unit therein had been conveyed or been made subject to an agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

NEW SECTION. SECTION 101. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Declarant. Declarant: any person or group of persons acting in concert who executes, as declarant, the document, however denominated, that creates a condominium by setting forth the information required by chapter 64.34 RCW or who reserves or succeeds to any special declarant rights under such a document.

NEW SECTION. SECTION 102. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Damage ratio. Damage ratio: the ratio of the estimated cost of repairs required to restore the structural members of an immediately hazardous and dangerous structure to their pre-event condition to the estimated replacement cost of the structure.

1341 NEW SECTION. SECTION 103. There is hereby added to K.C.C. chapter 16.xx
1342 (created under section 88 of this ordinance) a new section to read as follows:

1343 **Declared an emergency.** Declared an emergency: an emergency declared in
1344 accordance with K.C.C. chapter 12.52.

1345 NEW SECTION. SECTION 104. There is hereby added to K.C.C. chapter 16.xx
1346 (created under section 88 of this ordinance) a new section to read as follows:

1347 **Department.** Department: the King County department of development and
1348 environmental services or successor agency.

1349 NEW SECTION. SECTION 105. There is hereby added to K.C.C. chapter 16.xx
1350 (created under section 88 of this ordinance) a new section to read as follows:

1351 **Director.** Director: the director of the department of development and
1352 environmental services, or successor agency, or the person designated by the director to
1353 act. "Director" includes "building official" and "code official."

1354 NEW SECTION. SECTION 106. There is hereby added to K.C.C. chapter 16.xx
1355 (created under section 88 of this ordinance) a new section to read as follows:

1356 **Disaster.** Disaster: an event or set of circumstances of catastrophic nature arising
1357 from any cause which reaches such a dimension as to demand immediate action to
1358 preserve public health, to protect life and property or to provide relief to any stricken
1359 community overtaken by such occurrences or which warrants the declaration of a state of
1360 emergency or the execution of emergency management operations plans.

1361 NEW SECTION. SECTION 107. There is hereby added to K.C.C. chapter 16.xx
1362 (created under section 88 of this ordinance) a new section to read as follows:

1363 **Engineering evaluation.** Engineering evaluation: an evaluation of structural or
1364 nonstructural damage or suspected damage to a structure performed by or under direction
1365 of an architect who is licensed in the state of Washington, or a civil or structural engineer
1366 licensed in the state of Washington.

1367 NEW SECTION. SECTION 108. There is hereby added to K.C.C. chapter 16.xx
1368 (created under section 88 of this ordinance) a new section to read as follows:

1369 **Health officer.** Health officer: the legally designated head of the Seattle-King
1370 County department of health.

1371 NEW SECTION. SECTION 109. There is hereby added to K.C.C. chapter 16.xx
1372 (created under section 88 of this ordinance) a new section to read as follows:

1373 **Historic structure.** Historic structure: any structure, or collection of structures
1374 and their associated sites, deemed of importance to the history, architecture or culture of
1375 an area by an appropriate local, state or federal governmental jurisdiction. "Historic
1376 structure" includes a King County landmark, King County historic resources inventory
1377 property, property listed on the national register of historic places, property listed on the
1378 Washington state register of historic places, property determined eligible for listing on
1379 the national register, and any other property deemed of historic significance by the King
1380 County historic preservation officer.

1381 NEW SECTION. SECTION 110. There is hereby added to K.C.C. chapter 16.xx
1382 (created under section 88 of this ordinance) a new section to read as follows:

1383 **Immediately hazardous and dangerous structure.** Immediately hazardous and
1384 dangerous structure: a structure that has been determined by the director to constitute an
1385 immediate safety hazard because the structure, or some portion of that structure, is

determined, to be subject to immediate failure, detachment, dislodgment or collapse and is likely to injure persons, damage property or cause other serious public safety problems.

NEW SECTION. SECTION 111. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Nonstructural damage. Nonstructural damage: damage that has been determined through an engineering evaluation to have the potential to cause injury or death to the occupants or the public, or to have the potential to prevent occupancy due to restricted access or egress. "Nonstructural damage" includes, but is not limited to, damage to parapets, chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in finishes, damage of equipment, furnishing and mechanical or electrical problems not directly related with fire protection or life safety, but that creates a situation where correction is required for safe operation and occupancy.

NEW SECTION. SECTION 112. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Nuisance. Nuisance: any of the following acts:

- A. Any public nuisance known at common law or in equity jurisprudence;
- B. Any attractive nuisance that may prove detrimental to persons whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard;
- C. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer or building official;

D. Overcrowding a room with occupants;

E. Insufficient ventilation or illumination;

F. Inadequate or unsanitary sewage or plumbing facilities;

G. Uncleanliness, as determined by the health officer;

H. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer or building official; or

I. Civil code violations in accordance with K.C.C. Title 23.

NEW SECTION. SECTION 113. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Owners association. Owners association: the association of condominium unit owners, organized in accordance with chapter 64.34 RCW, for the purpose of managing a condominium.

NEW SECTION. SECTION 114. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Person. Person: a natural person, corporation, partnership, limited partnership, trust, governmental subdivision or agency or other legal entity.

NEW SECTION. SECTION 115. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

Public offer statement. Public offer statement: a document offering condominium units for sale and providing descriptions and disclosures relating to the condominium pursuant to chapter 64.34 RCW.

NEW SECTION. SECTION 116. There is hereby added to K.C.C. chapter 16.xx (created under section 88 of this ordinance) a new section to read as follows:

1432 **Rapid abatement plan.** Rapid abatement plan: a plan prepared in accordance
1433 with K.C.C. chapter 16.xx (created under section 330 of this ordinance), for the abatement
1434 of an immediately hazardous and dangerous structure damaged by disaster resulting in a
1435 declared emergency.

1436 NEW SECTION. SECTION 117. There is hereby added to K.C.C. chapter 16.xx
1437 (created under section 88 of this ordinance) a new section to read as follows:

1438 **Structural damage.** Structural damage: damage that has been determined
1439 through an engineering evaluation to have significantly decreased the structural integrity
1440 or the vertical and lateral load carrying capacity of the structural frame of a structure.
1441 Structural damage includes, but is not limited to, damage to roof or floor systems,
1442 columns, diaphragms, walls or vertical bracing, moment frames, framing connections,
1443 precast connections, base plate damage, weld failures or serious foundations damage.

1444 NEW SECTION. SECTION 118. There is hereby added to K.C.C. chapter 16.xx
1445 (created under section 88 of this ordinance) a new section to read as follows:

1446 **Tenant.** Tenant: any person who is entitled to occupy a rental unit primarily for
1447 living or dwelling purposes under a rental or lease agreement, written or oral, express or
1448 implied. The term "tenant" also includes a subtenant who is in occupancy with the
1449 consent of the owner.

1450 SECTION 119. K.C.C. 16.04.05036, as amended by this ordinance, is hereby
1451 recodified as a section in K.C.C. chapter 16.04.

1452 SECTION 120. Ordinance 12560 Section 40, as amended, and K.C.C.
1453 16.04.05036 are each hereby amended to read as follows:

1454 **Use or occupancy - Group LC occupancies defined.** Section 313.1 of the
1455 ~~((Uniform))~~ International Building Code and WAC ~~((51-30-0313))~~ 51-50-313 are not
1456 adopted and the following is substituted:

1457 **Group LC occupancies defined ~~((U))IBC 313.1~~.** Group LC Occupancies shall
1458 include buildings, structures, or portions thereof, used for the business of providing
1459 licensed care to clients in one of the following categories regulated by either the
1460 Washington State Department of Health or the Department of Social and Health Services:

- 1461 1. ~~((Adult family home with not more than six clients.~~
- 1462 ~~2.))~~ 2. Adult residential rehabilitation facility ~~((with not more than thirty-two~~
1463 ~~clients))~~.
- 1464 ~~((3.))~~ 2. Alcoholism intensive inpatient treatment service ~~((with not more than~~
1465 ~~thirty-two clients))~~.
- 1466 ~~((4.))~~ 3. Alcoholism detoxification service ~~((with not more than thirty-two~~
1467 ~~clients))~~.
- 1468 ~~((5.))~~ 4. Alcoholism long term treatment service ~~((with not more than thirty-two~~
1469 ~~clients))~~.
- 1470 ~~((6.))~~ 5. Alcoholism recovery house service ~~((with not more than thirty-two~~
1471 ~~clients))~~.
- 1472 ~~((7.))~~ 6. Boarding home ~~((with not more than thirty-two clients))~~.
- 1473 ~~((8.))~~ 7. Group care facility ~~((with not more than thirty-two clients))~~.
- 1474 ~~((9.))~~ 8. Group care facility for severely and multiple handicapped children ~~((with~~
1475 ~~not more than sixteen clients))~~.

1476 ~~((10-))~~ 9. Residential treatment facility for psychiatrically impaired children and
1477 youth ~~((with not more than sixteen clients))~~.

1478 **EXCEPTION:** Where the care provided is acute care similar to that provided in a
1479 hospital, the facility shall be classified as a Group ~~((I, Division 1.1 hospital))~~ 1-2
1480 Occupancy.

1481 SECTION 121. K.C.C. 16.04.05037, as amended by this ordinance, is hereby
1482 recodified as a section in K.C.C. chapter 16.04.

1483 SECTION 122. Ordinance 12560, Section 41, as amended, and K.C.C.
1484 16.04.05037 are each hereby amended to read as follows:

1485 ~~((Special use and occupancy))~~ **High-rise buildings - Scope.** Section 403.1 of
1486 the ~~((Uniform))~~ International Building Code is not adopted and the following is
1487 substituted:

1488 **Scope ~~((UBC))IBC 403.1~~.** This section applies to all Group B office buildings
1489 and Group R, Division 1 Occupancies, each having floors used for human occupancy
1490 located more than 65 feet (19.812m) above the lowest level of fire department vehicle
1491 access. Such buildings shall be of Type I or II-~~((F.R-))~~A. construction and shall be
1492 provided with an approved automatic sprinkler system in accordance with Section 403.2.

1493 SECTION 123. K.C.C. 16.04.05038, as amended by this ordinance, is hereby
1494 recodified as a section in K.C.C. chapter 16.04.

1495 SECTION 124. Ordinance 12560, Section 42, as amended, and K.C.C.
1496 16.04.05038 are each hereby amended to read as follows:

1497 ~~((Means of egress))~~ **High-rise buildings – Stairway door operation.** Section
1498 ~~((403.9))~~ 403.12 of the ~~((Uniform))~~ International Building Code is not adopted and the
1499 following is substituted:

1500 ~~((Means of egress (UBC 403.9)))~~ **Stairway door operation (IBC 403.12).** Exits
1501 shall comply with other requirements of this code and the following:

1502 1. All stairway doors which are locked from the stairway side shall have the
1503 capability of being unlocked simultaneously without unlatching upon a signal from the
1504 central control system.

1505 2. A telephone or other two-way communication system connected to an
1506 approved emergency service which operates continuously shall be provided at not less
1507 than every fifth floor in each required stairway where other provisions of this code permit
1508 the doors to be locked.

1509 3. All stairways shall extend to the roof.

1510 4. All stairway doors identified in item 1 above shall automatically unlock
1511 without unlatching in the event of lost electrical power.

1512 SECTION 125. K.C.C. 16.04.05034, as amended by this ordinance, is hereby
1513 recodified as a section in K.C.C. chapter 16.04.

1514 SECTION 126. Ordinance 12560, Section 38, as amended, and K.C.C.
1515 16.04.05034 are each hereby amended to read as follows:

1516 **Special detailed requirements based on ((~~U~~))use or occupancy - ((~~Infant~~**
1517 **~~d~~))Day care facilities for children 2 1/2 years or less ((~~UBC 305.10~~)).** Chapter 4 of
1518 the International Building code is supplemented with the following:

1519 **Day care facilities for children 2 1/2 years or less. (IBC 420).** Any building or
1520 portion of a building used for the care or supervision of more than twelve (12) ~~((infants))~~
1521 children two and one-half years of age or less, shall meet all code requirements for a
1522 Group E~~((, Division 3))~~ Occupancy~~((, the special provisions of 305.2.3))~~ or the applicable
1523 Group I occupancy and the ~~((infant care))~~ requirements of this section. ~~((For the~~
1524 ~~purposes of this section, infant shall be defined as a child less than [than] thirty months of~~
1525 ~~age.))~~

1526 1. ~~((Any portion of a building used for infant care))~~ Day care facilities shall not
1527 be located above the second floor.

1528 2. Group E day care facilities shall be located on the level of discharge.

1529 3. ~~((Infant d))~~ Day care ((areas)) facilities, as well as required means of egress
1530 from these ~~((areas))~~ facilities, shall be provided with a fire alarm system and an automatic
1531 sprinkler system supervised by an approved central receiving station.

1532 ~~((3-))~~ 4. Any portion of a building used for ~~((infant day))~~ the care or supervision
1533 of more than twelve children two and one-half years of age or less shall be separated
1534 from the rest of the building by a one hour fire ~~((resistive occupancy separation))~~ barrier.

1535 ~~((4-))~~ 5. Exit and exit-access doors along the path of exit travel, which serve~~((s))~~
1536 an occupant load of 10 or more shall open in the direction of exit travel and shall be
1537 equipped with panic hardware.

1538 SECTION 127. K.C.C. 16.04.05035, as amended by this ordinance, is hereby
1539 recodified as a section in K.C.C. chapter 16.04.

1540 SECTION 128. Ordinance 12560, Section 39, as amended, and K.C.C.
1541 16.04.05035 are each hereby amended to read as follows:

1542 **Special detailed requirements based on ((U))use or occupancy - ((Modified E**
1543 **occupancy (UBC 305.11))) Special education facilities.** Chapter 4 of the International
1544 Building code is supplemented with the following:

1545 **((Modified E occupancy (UBC 305.11))) Special education facilities (IBC**
1546 **421).** Any building or portion of a building classified s Group E, which is specifically
1547 designated for the use of persons physically or mentally unable to walk or traverse the
1548 required means of egress to safety without the physical assistance of another person shall
1549 meet the ((modified E)) requirements of this section.

1550 **((Modified E areas, as well as r))**Required means of egress from these areas shall
1551 be provided with an automatic sprinkler system which is monitored by an approved
1552 central receiving station.

1553 1. **((The Modified E)) Facility areas ((used))** shall be separated from the rest of
1554 the building by a one-hour fire **((resistive occupancy separation)) barrier.**

1555 2. **((Modified E uses)) Facilities** shall not be located above or below the first
1556 story, unless there are at least two means of egress directly to the exterior at that level.

1557 3. At least two means of egress shall be provided from any room or area having
1558 an occupant load of seven (7) or more.

1559 4. All required means of egress shall be accessible in accordance with **((Section**
1560 **1106)) Chapter 11 Accessibility.** Areas of evacuation assistance shall not be approved in
1561 lieu of accessible means of egress.

1562 5. Buildings which contain **((modified E uses)) special education facilities** shall
1563 be provided with a fire alarm system throughout.

1564 SECTION 129. Ordinance 14111, Section 42, and K.C.C. 16.04.05.0353 are each
1565 hereby repealed.

1566 SECTION 130. Ordinance 13564, Section 1, as amended, and K.C.C.
1567 16.04.050365 are each hereby repealed.

1568 SECTION 131. K.C.C. 16.04.05039, as amended by this ordinance, is hereby
1569 recodified as a section in K.C.C. chapter 16.04.

1570 SECTION 132. Ordinance 12560, Section 43, as amended, and K.C.C.
1571 16.04.05039 are each hereby amended to read as follows:

1572 **General building ((~~limitations~~)) heights and areas - Premises ((~~limitations~~))**
1573 **identification.** Section ((~~502~~)) 501.2 of the ((~~Uniform~~)) International Building Code is
1574 not adopted and the following is substituted:

1575 **Premises identification (((~~UBC 502~~))) (IBC 501.2).** Approved numbers or
1576 addresses shall be provided for all new buildings in such a position as to be plainly
1577 visible and legible from the street or road fronting the property as specified in King
1578 County Code 16.08.

1579 NEW SECTION. SECTION 133. There is hereby added to K.C.C. chapter 16.04
1580 a new section to read as follows:

1581 **General height and area limitations – General – Portable classrooms – Fire**
1582 **hydrants and access.** Section 503.1 of the International Building Code is supplemented
1583 with the following:

1584 **Portable classrooms – Fire hydrants and access (IBC 503.1.5).** The location of
1585 portable classrooms on a site with existing buildings shall be approved by the Fire

Protection Engineering Section with respect to hydrant locations, access roads and available water for fire fighting purposes.

SECTION 134. K.C.C. 16.04.05040, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 135. Ordinance 12560, Section 44, as amended, and K.C.C. 16.04.05040 are each hereby amended to read as follows:

General ((building)) height and area limitations – General - Portable classrooms - Location ((~~UBC 503.3.1~~)). Section 503.1 of the International Building Code is supplemented with the following:

Portable classrooms - Location (IBC 503.1.6). ((~~1. The location of portable classrooms on a site with existing buildings shall be approved by the Fire Protection Engineering Section with respect to hydrant locations, access roads and available water for fire fighting purposes.~~

~~2.))~~ Portable classrooms located within 60 feet of any permanent buildings shall be located with a minimum clear space of 20 feet from any other portable classrooms and from the permanent buildings.

((~~3.))~~ **EXCEPTIONS:**

1. Portable classrooms located in close proximity to each other and more than 60 feet from permanent buildings, may be considered as portions of one building with no minimum clearance or protection between them. The aggregate area of a cluster of portable((s)) classrooms considered as one building must meet the area limits specified in Section ((~~504~~)) 503, ((~~UBC~~)).

1608 ~~((EXCEPTIONS:))~~ 2. Portable classrooms with exterior wall protection which
1609 is continuous through the crawlspace or skirted area may be located as follows:

1610 2.1. When either of two portables has exterior wall protection rated for not less
1611 than one hour, with no openings ~~((or openings protected for 3/4 hours)))~~ or openings that
1612 comply with the area limits of Section 704.8, the minimum clear space shall be 10 feet
1613 from any other portable.

1614 2.2. When both of two portables have exterior wall protection rated for not less
1615 than one hour with no openings, the minimum clear space shall be 5 feet from any other
1616 portable.

1617 3. Portable classrooms may be placed within 60 feet of any building provided
1618 that both buildings comply with area limitations in Section 503 as may be modified by
1619 Section 506. Calculations substantiating compliance of existing and proposed buildings
1620 with Section 503 as modified by Section 506 will be required as part of the permit
1621 application documents.

1622 SECTION 136. K.C.C. 16.04.050357, as amended by this ordinance, is hereby
1623 recodified as a section in K.C.C. chapter 16.04.

1624 SECTION 137. Ordinance 14111, Section 43, and K.C.C. 16.04.050357 are each
1625 hereby amended to read as follows:

1626 **Special provisions - Group S(~~(, Division 3))~~-2 enclosed parking garage with**
1627 **Group A, (~~(Division 3; Group))~~ B; (~~(Group))~~ M or R(~~(, Division 1 occupancy))~~**
1628 **above.** Section ~~((311.2.2.1))~~ 508.2 of the ~~((Uniform))~~ International Building Code is not
1629 adopted and the following is substituted:

1630 **Group S(~~(, Division 3))~~-2 enclosed parking garage with Group A, (~~(Division~~**
1631 **~~3; Group)) B; ((Group)) M or R(~~(, Division 1 occupancy)) above(~~(, (UBC 311.2.2.1))~~~~~~**
1632 **(IBC 508.2).** (~~Other provisions of this code notwithstanding, a~~) A basement or first
1633 story above grade plane of a building (~~(may))~~ shall be considered as a separate and
1634 distinct building for the purpose of determining area limitations, continuity of fire walls,
1635 limitation of number of stories and type of construction, when all of the following
1636 conditions are met:

1637 1. The basement or first story above grade plane is of Type IA construction and is
1638 separated from the building above with a horizontal assembly having a minimum three-
1639 hour (~~(occupancy separation. See Section 302.3))~~ fire resistance rating.

1640 2. Shaft, stairway, ramp or escalator enclosures through the horizontal assembly
1641 shall have not less than a two-hour fire-resistance rating with opening protectives in
1642 accordance with Table 715.3.

1643 **EXCEPTION:** Where the enclosure walls below the horizontal assembly have
1644 not less than a three-hour fire-resistance rating with opening protectives in accordance
1645 with Table 715.3, the enclosure walls extending above the horizontal assembly shall be
1646 permitted to have a one-hour fire-resistance rating if:

1647 1. The building above the horizontal assembly is not required to be of Type 1
1648 construction;

1649 2. The enclosure connects less than four stories, and

1650 3. The enclosure opening protectives above the horizontal assembly have a
1651 minimum one-hour rating.

1652 3. The building above the ~~((three-hour occupancy separation))~~ horizontal
1653 assembly contains only Group A~~((, Division 3))~~ having an assembly room with an
1654 occupant load of less than 300; Group B; ~~((or Group))~~ M or R~~((, Division 4~~
1655 ~~Occupancies-))~~; and

1656 ~~((3.))~~ 4. The building below the ~~((three-hour occupancy separation))~~ horizontal
1657 assembly is a Group S~~((, Division 3 Occupancy))~~-2 enclosed parking garage, used
1658 ~~((exclusively))~~ for the parking and storage of private ~~((or pleasure-type))~~ motor vehicles.

1659 **EXCEPTIONS:**

1660 1. Entry lobbies, mechanical rooms and similar uses incidental to the operation
1661 of the building shall be permitted.

1662 2. Group A~~((, Division 3 and Group B office, drinking and dining~~
1663 ~~establishments and Group M retail occupancies))~~ having assembly room with an
1664 occupant load of less than 300, or Group B or M shall be permitted in addition to those
1665 uses incidental to the operation of the building (including storage areas), provided that the
1666 entire structure below the ~~((three-hour occupancy separation))~~ horizontal assembly is
1667 protected throughout by an approved automatic sprinkler system.

1668 ~~((4.))~~ 5. The maximum building height in feet shall not exceed the limits set forth
1669 in Table ~~((5-B))~~ 503 for the least restrictive type of construction involved.

1670 ~~((5.))~~ 6. The building above the ~~((three-hour occupancy separation))~~ horizontal
1671 assembly shall be considered at least a four (4) story building when any floor level
1672 containing sleeping rooms have emergency escape or rescue windows beyond the reach
1673 of a thirty-five (35) foot fire department ladder.

1674 ~~((5-))~~ 6.1. The emergency escape or rescue window is beyond the reach of the
1675 thirty-five (35 feet) ladder, when the window sill height is located more than 31½ feet
1676 above the adjoining grade level. Adjoining grade level will be measured from a point at
1677 grade, located along a vertical plane perpendicular to and intersecting with the window
1678 sill, and ten (10) feet horizontal from the exterior wall of the building.

1679 SECTION 138. K.C.C. 16.04.05041, as amended by this ordinance, is hereby
1680 recodified as a section in K.C.C. chapter 16.04.

1681 SECTION 139. Ordinance 12560, Section 45, as amended, and K.C.C.
1682 16.04.05041 are each hereby amended to read as follows:

1683 **Fire-protection systems –General - Scope.** Section 901.1 of the ~~((Uniform))~~
1684 International Building Code is not adopted and the following is substituted:

1685 **Scope ~~((UBC 901))~~ (IBC 901.1).**

1686 ~~((1-))~~ This chapter specifies where fire protection systems are required and
1687 applies to the design, ~~((and))~~ installation and operation of fire~~((-extinguishing systems,~~
1688 ~~smoke-control systems and smoke and heat venting))~~ protection systems.

1689 ~~((2- For requirements on fire alarm systems, see the following:~~

1690 SECTION ————— SUBJECT

1691 303.9 ————— Group A, Divisions 1 and 2 Occupancies

1692 305.2.3, 305.9 ————— Group E Occupancies

1693 307.9 ————— Group H Occupancies

1694 308.9 ————— Group I Occupancies

1695 310.10 ————— Group R Occupancies

1696 403.5 ————— High-rise buildings

1697 ~~408.5~~ ~~Amusement buildings~~

1698 ~~307.11.5.5~~ ~~Group H, Division 6 Occupancies))~~

1699 ~~((4.))~~ **1. ADDITIONAL REQUIREMENTS.**

1700 ~~((4.1.))~~ **1.1.** The Fire Marshal or ~~((his/her))~~ designee retains the authority under
1701 section ~~((1001.9))~~ **903.2.13.1** of the ~~((Uniform))~~ **International** Fire Code to impose
1702 additional conditions, including but not limited to increased setbacks, use of fire retardant
1703 materials or standpipes where determined necessary to mitigate identified fire protection
1704 impacts.

1705 ~~((4))~~ **1.2.** **This chapter applies to** ~~((A))~~ all buildings or structures whose county
1706 assessed value has increased by more than 50% within a five year period due to the added
1707 value of ~~((additions,))~~ alterations and repairs~~((, must meet the provisions of this chapter))~~.
1708 When the first permit application is submitted to ~~((add to,))~~ alter or repair an existing
1709 building, the county assessed value of the building at the time the complete application is
1710 submitted shall be considered the base county assessed value for the following five year
1711 period.

1712 ~~((4))~~ **1.3.** Any additions to an existing building or structure shall be considered
1713 new construction and ~~((the addition shall be))~~ subject **the entire structure** to the provisions
1714 of this ~~((section))~~ **chapter**.

1715 ~~((4))~~ **1.4.** All condominiums shall have the following wording in the recorded
1716 Declaration of Covenants and a copy of the document shall be provided to the ~~((director))~~
1717 **fire code official** or ~~((his))~~ designee:

1718 ((4)) 1.4.1. In the event that any unit should be equipped with a sprinkler system,
1719 nothing shall be hung from the sprinklers comprising a part of the system nor shall any
1720 such sprinklers be painted, covered, or otherwise changed, tampered with or altered.

1721 ((4)) 1.4.2. Prior to any alteration, amendment, modification or change thereof,
1722 the owners or their agents will submit such alteration, amendment, modification or
1723 change to the ~~((building official))~~ fire marshal or designee for ~~((his/her))~~ approval and
1724 agrees to comply with all applicable sprinkler requirements.

1725 SECTION 140. Ordinance 12560, Section 46, as amended, and K.C.C.
1726 16.04.05042 are each hereby repealed.

1727 NEW SECTION. SECTION 141. There is hereby added to K.C.C. chapter 16.04
1728 a new section to read as follows:

1729 **Automatic sprinkler systems – General.** Section 903.1 of the International
1730 Building Code is not adopted and the following is substituted:

1731 **General (IBC 903.1).** Automatic sprinkler systems shall comply with this
1732 section. For provisions for special hazards and hazardous materials, Section 901.4.3 of
1733 the International Fire Code applies.

1734 SECTION 142. K.C.C. 16.04.05043, as amended by this ordinance, is hereby
1735 recodified as a section in K.C.C. chapter 16.04.

1736 SECTION 143. Ordinance 12560, Section 47, as amended, and K.C.C.
1737 16.04.05043 are each hereby amended to read as follows:

1738 ~~((Fire-protection))~~ **Automatic sprinkler systems - All occupancies** ~~((except~~
1739 **Group R, Division 3 and Group U occupancies**~~)).~~ Section ~~((904.2.2))~~ 903.2.10 of the
1740 ~~((Uniform))~~ International Building Code ~~((as adopted by WAC 51-30-0904, effective~~

1741 date, June 30, 1995,)) is ~~((not adopted and))~~ supplemented with the following ((is
1742 substituted)):

1743 ~~((Fire protection systems--))~~ All occupancies ~~((except Group R, Division 3~~
1744 ~~and Group U occupancies (UBC 904.2.2)))~~ **(IBC 903.2.10).** ~~((Except for Group R,~~
1745 ~~Division 3 and Group)) U Occupancies))~~ For residential units and their accessory
1746 structures built under the International Residential Code, sprinklers shall be installed in
1747 accordance with Section 903.2.10.4. For all other occupancies, an automatic sprinkler
1748 system shall be installed((:

1749 1. ~~In every story or basement of all buildings when the floor area exceeds 1,500~~
1750 ~~square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of~~
1751 ~~opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or~~
1752 ~~fraction thereof of exterior wall in the story or basement on at least one side of the~~
1753 ~~building. Openings shall have a minimum dimension of not less than 30 inches (.762 m).~~
1754 ~~Such openings shall be accessible to the fire department from the exterior and shall not be~~
1755 ~~obstructed in a manner that firefighting or rescue cannot be accomplished from the~~
1756 ~~exterior.~~

1757 When openings in a story are provided on only one side and the opposite wall of
1758 such story is more than 75 feet (22.86 m) from such openings, the story shall be provided
1759 ~~with an approved automatic sprinkler system, or openings as specified above shall be~~
1760 ~~provided on at least two sides of an exterior wall of the story.~~

1761 If any portion of a basement is located more than 75 feet (22.86 m) from openings
1762 required in this section, the basement shall be provided with an approved automatic
1763 ~~sprinkler system.~~

2. ~~At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.~~

3. ~~In rooms where nitrate film is stored or handled.~~

4. ~~In protected combustible fiber storage vaults as defined in the International Fire Code.~~

5. ~~Throughout all buildings with a floor used for human occupancy that is located 55 feet (16.76 m) or more above the lowest level of fire department vehicle access.~~

EXCEPTION:

1. ~~Airport control towers.~~

2. ~~Open parking structures.~~

~~((3. Group F, Division 2 Occupancies.))~~ in locations in accordance with Sections 903.2.10.1 through 903.2.10.1.3.

~~((6. In all other))~~ Sprinklers are also required in occupancies requiring 2,000 gallons per minute or more fire flow, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. ~~((Area))~~ Fire separation walls, as noted in Section ~~((504.6))~~ 705.1 of the ~~((Uniform))~~ International Building Code, shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.

NEW SECTION. SECTION 144. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

1785 **Automatic sprinkler systems – All occupancies – Buildings over 55 feet in**
1786 **height.** Section 903.2.10.3 of the International Building Code is not adopted and the
1787 following is substituted:

1788 **Buildings over 55 feet in height (IBC 903.2.10.3).** An automatic sprinkler
1789 system shall be installed throughout buildings with a floor used for human occupation
1790 that is located 55 feet (16,764 mm) or more above the lowest level of fire department
1791 vehicle access.

1792 **EXCEPTIONS:**

- 1793 1. Airport control towers.
1794 2. Open parking structures.

1795 SECTION 145. Ordinance 12560, Section 48, as amended, and K.C.C.
1796 16.04.05044 are each hereby repealed.

1797 SECTION 146. Ordinance 12560, Section 49, as amended, and K.C.C.
1798 16.04.05045 are each hereby repealed.

1799 SECTION 147. K.C.C. 16.04.050453, as amended by this ordinance, is hereby
1800 recodified as a section in K.C.C. chapter 16.04.

1801 SECTION 148. Ordinance 14111, Section 55, and K.C.C. 16.04.050453 are each
1802 hereby amended to read as follows:

1803 **~~((Fire-extinguishing))~~ Automatic sprinkler systems - ~~((Group R, Division 3))~~**
1804 **All occupancies ~~((UBC 904.2.10))~~.** Section 903.2.10 of the International Building Code
1805 is supplemented with the following:

All occupancies (IBC 903.2.10.4). An automatic sprinkler system shall be installed in ~~((Group R, Division 3 occupancies))~~ residential units and accessory structures built under the International Residential Code under these conditions:

1. Exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.
2. Without approved fire department access as defined in the road standards of King County Ordinance 11187. ~~((Article 9, section 902)))~~
3. If 2,000 gallons per minute or more fire flow is required, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. For townhouses each unit is considered a separate building.

EXCEPTIONS: Attached decks, exterior porches and carports open on two sides.

4. Where special hazards or unusual conditions exists in addition to the normal hazard of the space due to the design, size, volume or use of the space, the Fire Marshal is authorized to require additional safeguards suitable for the protection of the hazard or condition involved. Additional safeguards can consist of automatic fire alarm system, automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire extinguishers, or other special fire-extinguishing systems. Where such systems are provided, they shall be designed and installed in accordance with the applicable Uniform Fire Code Standards. ~~((See Article 90 and section 101.3.))~~

SECTION 149. Ordinance 13564, Section 2, as amended, and K.C.C. 16.04.050455 are each hereby repealed.

1829 SECTION 150. Ordinance 14111, Section 57, and K.C.C. 16.04.050457 are each
1830 hereby repealed.

1831 NEW SECTION. SECTION 151. There is hereby added to K.C.C. chapter 16.04
1832 a new section to read as follows:

1833 **Fire alarm and detection systems – General.** Section 907.1 of the International
1834 Building Code is not adopted and the following is substituted:

1835 **General (IBC 907.1).** This section applies to the application, installation,
1836 performance and maintenance of fire alarm systems and their components in new and
1837 existing buildings and structures. Section 907.3 applies to existing buildings and
1838 structures.

1839 All occupancies exceeding 3,000 square feet gross floor area are required to
1840 provide an approved monitored automatic fire detection system. Fire separation walls as
1841 noted in Section 705.1 shall not be considered to separate a building to enable deletion of
1842 the required fire detection system.

1843 **EXCEPTIONS:**

- 1844 1. Group U occupancies.
- 1845 2. Residential units and accessory buildings built under the International
1846 Residential Code.
- 1847 3. Heat detectors are not required in occupancies protected throughout by an
1848 approved and monitored automatic sprinkler system.

1849 SECTION 152. K.C.C. 16.04.05048, as amended by this ordinance, is hereby
1850 recodified as a section in K.C.C. chapter 16.04.

1851 SECTION 153. Ordinance 14111, Section 58, and K.C.C. 16.04.050458 are each
1852 hereby amended to read as follows:

1853 **((Pressurized)) Vertical exit enclosures – smokeproof enclosure.** Section
1854 ~~((1005.3.3.7))~~ 1019.1.8 of the ~~((Uniform))~~ International Building Code is not adopted and
1855 following is substituted:

1856 **((Pressurized)) Smokeproof enclosures** ~~((UBC 1005.3.3.7))~~ **(IBC 1019.1.8.**
1857 In ~~((a))~~ buildings ~~((having a floor level used for human occupancy))~~ required to comply
1858 with section 403 or 405, each of the exits of a building that serves stories where the floor
1859 surface is located more than 65 feet (19.812 m) above the lowest level of fire department
1860 vehicle access~~((; all required exit enclosures))~~ or more than 30 feet (9,144 mm) below the
1861 level of exit discharge serving such floor levels shall be a smokeproof enclosure or
1862 pressurized stairway in accordance with Section ~~((905))~~ 909.20 ~~((and this section-~~
1863 ~~Pressurization shall occur automatically upon activation of an approved fire alarm system~~

1864 **EXCEPTION:** ~~If the building is not equipped with a fire alarm system,~~
1865 ~~pressurization shall be upon activation of a spot-type smoke detector listed for releasing~~
1866 ~~service located within 5 feet (1524 mm) of each vestibule entry.~~

1867 ~~A controlled relief vent capable of discharging a minimum of 2,500 cubic feet per~~
1868 ~~minute (1180L/s) of air at the design pressure difference shall be located in the upper~~
1869 ~~portion of such pressurized exit enclosures)).~~

1870 SECTION 154. Ordinance 14111, Section 59, and K.C.C. 16.04.050459 are each
1871 hereby repealed.

1872 NEW SECTION. SECTION 155. There is hereby added to K.C.C. chapter 16.04
1873 a new section to read as follows:

1874 **Ventilation – Exceptions.** Section 1203.3.2 of the International Building Code is
1875 not adopted and the following is substituted:

1876 **Exceptions (IBC 1203.3.2).** The following are exceptions to section 1203.3 and
1877 1203.3.1:

1878 1. Where warranted by climatic conditions, ventilation openings to the outdoors
1879 are not required if ventilation openings to the interior are provided.

1880 2. The total area of ventilation openings is permitted to be reduced to 1/1500 of
1881 the under-floor area where the ground surface is treated with an approved vapor retarder
1882 material and the required openings are placed so as to provide cross ventilation of the
1883 space.

1884 3. Ventilation openings are not required where continuously operated mechanical
1885 ventilation is provided at a rate of one cubic foot per minute for each fifty square feet of
1886 crawl-space floor area and the ground surface is covered with an approved vapor retarder.

1887 Ventilation openings are not required when the ground surface is covered with an
1888 approved vapor retarder, the perimeter walls are insulated and the space is conditioned in
1889 accordance with the Washington state Energy Code, chapter 51-11 WAC.

1890 NEW SECTION. SECTION 156. There is hereby added to K.C.C. chapter 16.04
1891 a new section to read as follows:

1892 **Sound transmission – Sea-Tac sound reduction standards.** Section 1207 of
1893 the International Building Code is supplemented with the following:

1894 **Sea-Tac sound reduction standards (IBC 1207.4).** All buildings or structures
1895 constructed or placed in use for human occupancy on sites in the vicinity of Sea-Tac
1896 International Airport which have been included within or enclosed by the Port of Seattle

1897 Noise Remedy Program boundaries shall comply with the provisions in supplemental
1898 Appendix K as adopted by King County.

1899 NEW SECTION. SECTION 157. There is hereby added to K.C.C. chapter 16.04
1900 a new section to read as follows:

1901 **Performance requirements – Flood resistance.** Section 1403.6 of the
1902 International Building Code is not adopted and the following is substituted:

1903 **Performance requirements – Flood resistance (IBC 1403.6).** For buildings in
1904 flood hazard areas as established in K.C.C. chapter 21A.24, exterior walls extending
1905 below the base flood elevation shall comply with K.C.C. chapter 21A.24.

1906 NEW SECTION. SECTION 158. There is hereby added to K.C.C. chapter 16.04
1907 a new section to read as follows:

1908 **Performance requirements – Flood resistance for high-velocity wave action**
1909 **areas.** Section 1403.7 of the International Building Code is not adopted.

1910 NEW SECTION. SECTION 159. There is hereby added to K.C.C. chapter 16.04
1911 a new section to read as follows:

1912 **Construction documents - Flood load.** Section 1603.1.6 of the International
1913 Building Code is not adopted.

1914 SECTION 160. K.C.C. 16.04.05046, as amended by this ordinance, is hereby
1915 recodified as a section in K.C.C. chapter 16.04.

1916 SECTION 161. Ordinance 12560, Section 50, as amended, and K.C.C.
1917 16.04.05046 are each hereby amended to read as follows:

1918 **((Roof design--)) Snow loads.** Section ~~((1605.4))~~ 1608 of the ~~((Uniform))~~
1919 International Building Code is not adopted and the following is substituted:

1920 **Snow loads (~~((UBC 1605.4))~~ (IBC 1608).** The "Snow Load Analysis for
1921 Washington" Second Edition (1995), published by the Structural Engineers Association
1922 of Washington shall be used in determining snow load((-)) except where the department
1923 determines by public rule that a different standard is necessary to protect the public health
1924 and safety. The ((M))minimum Snow Load shall be 25 pounds per square feet.

1925 NEW SECTION. SECTION 162. There is hereby added to K.C.C. chapter 16.04
1926 a new section to read as follows:

1927 **Flood loads - Establishment of flood hazard areas.** Section 1612.3 of the
1928 International Building Code is not adopted.

1929 NEW SECTION. SECTION 163. There is hereby added to K.C.C. chapter 16.04
1930 a new section to read as follows:

1931 **Flood loads - Design and construction.** Section 1612.4 of the International
1932 Building Code is not adopted.

1933 NEW SECTION. SECTION 164. There is hereby added to K.C.C. chapter 16.04
1934 a new section to read as follows:

1935 **Flood loads - Flood hazard documentation.** Section 1612.5 of the International
1936 Building Code is not adopted and the following is substituted:

1937 **Flood hazard documentation (IBC 1612.5).** For construction in flood hazard
1938 areas the applicant shall provide actual as-built elevation certification by a professional
1939 civil engineer or land surveyor licensed by the state of Washington.

1940 NEW SECTION. SECTION 165. There is hereby added to K.C.C. chapter 16.04
1941 a new section to read as follows:

1942 **Excavation, grading and fill - Grading and fill in floodways.** Section 1803.4
1943 of the International Building Code is not adopted and the following is substituted:

1944 **Grading and fill in floodways (IBC 1803.4).** Excavation, grading and fill in
1945 floodways shall be in accordance with KCC 21A.24.

1946 NEW SECTION. SECTION 166. There is hereby added to K.C.C. chapter 16.04
1947 a new section to read as follows:

1948 **Foundations walls - Alternative foundation wall reinforcement.** Section
1949 1805.5.3 of the International Building Code is not adopted and the following is
1950 substituted:

1951 **Alternative foundation wall reinforcement (IBC1805.5.3).** In lieu of the
1952 reinforcement provisions in Table 1805.5(2), 1805.5(3) or 1805.5(4), alternative
1953 reinforcing bar sizes and spacings having an equivalent cross-sectional area of
1954 reinforcement per lineal foot (mm) of wall are permitted to be used, provided the spacing
1955 of reinforcement does not exceed 72 inches and reinforcing bar sizes do not exceed
1956 No.11. Concrete foundation walls for Group R, Division 3 and Group U occupancies
1957 only, may comply with Table 1805.5(5) International Building Code in section 167 of
1958 this ordinance, which provides a prescriptive concrete foundation wall reinforcement
1959 method as an alternative to requiring a special design for every application.

1960 NEW SECTION. SECTION 167. There is hereby added to K.C.C. chapter 16.04
1961 a new section to read as follows:

1962 **Footings and foundation – foundation walls - Table 1805.5(5) Seismic Zone D**
1963 **- Concrete and Masonry² Foundation Walls^{1,4} For Single Family And Duplex**

1964 **Residences.** Section 1805.5 of the International Building Code is supplemented by the
1965 following table:

1966 **Table 1805.5(5) Seismic Zone D - Concrete and Masonry⁴ Foundation**

1967 **Walls^{1,2} For Single Family And Duplex Residences.** Table 1805.5(5) Foundation wall
1968 reinforcement requirements for Single Family and Duplex Residential Occupancies and
1969 Private Garage occupancies only^{8,9}

Minimum Wall Thickness	Maximum Wall Height (ft.) ⁵	Maximum Unbalanced Backfill (ft.) ^{1,2}	Minimum Vertical Reinforcement ³	Minimum Horizontal Reinforcement ⁶
6"	4' 6"	4'	#4 @ 48" O.C.	---
8"	9'	5'	#4 @ 48" O.C.	#4 @ 48" O.C.
8"	9'	8'	#4 @ 16" O.C. ⁷	#4 @ 48" O.C.
8"	9'	9'	#4 @ 12" O.C. ⁷	#4 @ 48" O.C.

1970 Footnotes:

1971 1. A design in accordance with accepted engineering practice shall be provided
1972 when any of the following exist:

1973 a. Walls are subject to hydrostatic pressure from groundwater.

- 1974 b. Walls supporting more than 48" of unbalanced backfill that do not have
1975 permanent lateral support at the top and bottom. Unbalanced backfill height is the
1976 difference in height of the exterior and interior finish ground levels.
- 1977 2. The floor diaphragm shall be completed before backfilling or the foundation
1978 wall sufficiently braced to prevent damage by the backfill.
- 1979 3. This table is not intended to prevent temperature and shrinkage cracks.
1980 Reinforcing steel shall be placed on tension side of the wall and provided not less than $\frac{3}{4}$
1981 cover from the face of the wall. In concrete cast against earth reinforcing shall be placed
1982 a minimum of 3 inches from the soil.
- 1983 4. Mortar shall be type M or S and masonry shall be laid in running bond.
- 1984 5. Wall height is measured as the vertical distance from the top of the wall to the
1985 top of the footing.
- 1986 6. All foundations shall include (2) #4 rebar at the top of the wall and (2) #4 in
1987 the bottom of the footing, continuous horizontal reinforcing.
- 1988 7. The distance from the face of the soil side of the wall to the center of vertical
1989 reinforcement shall be at least 5 inches in an 8-inch wall.
- 1990 8. When braced wall panels are supported directly on continuous foundations, the
1991 wall sill plate shall be anchored to the foundation as follows: The wood sole plate and
1992 wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum
1993 of 6 feet on center where the height of the unbalanced fill does not exceed 5 feet. The
1994 anchor bolts shall be spaced a maximum of 2 feet on center where the height of the
1995 unbalanced backfill exceeds 5 feet. There shall be a minimum of two bolts per plate
1996 section. Bolts shall be at least $\frac{1}{2}$ inch in diameter and shall extend a minimum of 7

1997 inches into masonry or concrete. A nut and 3/16" x 2"x 2" washer shall be tightened on
1998 each bolt to the plate (Section 2308.3 IBC; R403.1.6 International Residential Code.)

1999 9. The provisions of this table may be applied to Group R-3 and Group U
2000 occupancies, and townhouses as defined in Section 202 International Residential Code.

2001 NEW SECTION. SECTION 168. There is hereby added to K.C.C. chapter 16.04
2002 a new section to read as follows:

2003 **Damproofing and waterproofing – Under floor space - Flood hazard areas.**

2004 Section 1807.1.2.1 of the International Building Code is not adopted and the following is
2005 substituted:

2006 **Flood hazard areas (IBC 1807.1.2.1).** For buildings and structures in flood
2007 hazard areas as established in K.C.C. chapter 21A.24, the finished ground level of an
2008 under-floor space such as a crawl space shall be equal to or higher than the outside
2009 finished grade level.

2010 SECTION 169. Ordinance 14111, Section 61, and K.C.C. 16.04.050465 are each
2011 hereby repealed.

2012 SECTION 170. Ordinance 12560, Section 51, as amended, and K.C.C.
2013 16.04.05047 are each hereby repealed.

2014 SECTION 171. Ordinance 12560, Section 52, as amended, and K.C.C.
2015 16.04.05048 are each hereby repealed.

2016 SECTION 172. Ordinance 12560, Section 53, as amended, and K.C.C.
2017 16.04.05049 are each hereby repealed.

2018 SECTION 173. K.C.C. 16.04.05050, as amended by this ordinance, is hereby
2019 recodified as a section in K.C.C. chapter 16.04.

2020 SECTION 174. Ordinance 12560, Section 54, as amended, and K.C.C.
2021 16.04.05050 are each hereby amended to read as follows:
2022 **Plumbing systems – Minimum plumbing facilities – Minimum ((N))number**
2023 **of fixtures((—General)).** Section 2902.1 of the ((Uniform)) International Building
2024 Code, as amended by chapter 51-5- WAC, is not adopted and the following is substituted:

2025 **((General)) Minimum number of fixtures ((UBC))IBC 2902.1).** The number
2026 of plumbing fixtures within a building shall not be less than set forth in Section 2902.
2027 Fixtures located within unisex toilet and bathing rooms shall be included in determining
2028 the number of fixtures provided in an occupancy. The director of public health is
2029 authorized to enforce this section.

2030 SECTION 175. K.C.C. 16.04.05052, as amended by this ordinance, is hereby
2031 recodified as a section in K.C.C. chapter 16.04.

2032 SECTION 176. Ordinance 12560, Section 56, as amended, and K.C.C.
2033 16.04.05052 are each hereby amended to read as follows:

2034 **((Appendix Chapter 4, Division I–)) Swimming pool enclosures and safety**
2035 **devices - General.** Section ((419 of Appendix Chapter 4, Division I,)) 3109.1 of the
2036 ((Uniform)) International Building Code is not adopted and the following is substituted:

2037 **((Scope (UBC 419))) General (IBC 3109.1).** ((The provisions of this section
2038 apply to the design and construction of barriers for swimming pools located on the
2039 premises of detached one-family dwelling units only)) Swimming pools, spas and hot
2040 tubs installed in or on the lot of a one-family, two-family or for the use of an individual
2041 townhouse shall comply with the requirements of Appendix G of the International

Residential Code as amended by section XX of this ordinance. For other pools, protection shall comply with the requirements of K.C.C. chapter 16.78.

((The)) For all other swimming pools the director of the Seattle-King County department of public health shall enforce regulations for pools meeting the definition of a "general use pool" or "limited use pool" as defined in chapter 246-260 WAC, and "recreational water contact facility" or "RWCF" as defined in chapter 246-262, and chapter 248-98 WAC which contains the design and construction of barriers for swimming pools, spas, wading pools, spray pools, and other water recreation facilities located in other occupancies.

NEW SECTION. SECTION 177. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

Swimming pool enclosures and safety devices. Section 3109.3 through 3109.5 of the International Building Code is not adopted.

NEW SECTION. SECTION 178. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

Additions, alterations or repairs - Existing buildings or structures. Section 3403.1 of the International Building Code is not adopted and the following is substituted:

Existing buildings or structures (IBC 3403.1). Additions or alterations to any building or structure shall conform with the requirements of the code for new construction. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any provisions of this code. An existing building plus additions shall comply with the height

and area provisions of Chapter 5. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure.

EXCEPTION: Repair of buildings and structures in flood hazard areas shall comply with K.C.C. chapter 21A.24.

NEW SECTION. SECTION 179. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

Historic buildings - Flood hazard areas. Section 3407.2 of the International Building Code is not adopted and the following is substituted:

Flood hazard areas (IBC 3407.2). Historic buildings within flood hazard areas shall comply with K.C.C. chapter 21A.24.

SECTION 180. Ordinance 14111, Section 69, and K.C.C. 16.04.050535 are each hereby repealed.

SECTION 181. Ordinance 14111, Section 70, and K.C.C. 16.04.050536 are each hereby repealed.

SECTION 182. Ordinance 14111, Section 71, and K.C.C. 16.04.050537 are each hereby repealed.

SECTION 183. Ordinance 12560, Section 66 (part), as amended, and K.C.C. 16.04.05062 are each hereby repealed.

SECTION 184. Ordinance 12560, Section 66 (part), and K.C.C. 16.04.05063 are each hereby repealed.

NEW SECTION. SECTION 185. There is hereby added to K.C.C. chapter 16.04 a new section to read as follows:

2086 **Existing structures - Compliance alternatives - Applicability.** Section 3410.2
2087 of the International Building Code is not adopted and the following is substituted:

2088 **Applicability (IBC 3410.2).** Structures existing prior to October 22, 1971, in
2089 which there is work involving additions, alterations or changes of occupancy shall be
2090 made to conform to the requirements of this section or Sections 3403 through 3407.

2091 Sections 3410.2.1 through 3410.2.5 apply to existing occupancies that will continue to
2092 be, or are proposed to be, in Groups A, B, F, M, R, S and U. These sections shall not
2093 apply to buildings with occupancies in Group H or I.

2094 SECTION 186. K.C.C. 16.04.05064, as amended by this ordinance, is hereby
2095 recodified as a section in K.C.C. chapter 16.04.

2096 SECTION 187. Ordinance 12560, Section 67, as amended, and K.C.C.
2097 16.04.05064 are each hereby amended to read as follows:

2098 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Sea-Tac**
2099 **sound reduction standards - Purpose ((~~UBC 1210~~)).** The International Building
2100 Code is supplemented by the following appendix:

2101 **Purpose (IBC AK 101).** The purpose of these sections is to safeguard life,
2102 health, property and public welfare by establishing minimum requirements regulating the
2103 design, construction, and/or setting on site of buildings for human occupancy in the
2104 vicinity of Sea-Tac International Airport as identified on the maps referenced in the April
2105 24, 1985 Federal Register, Volume 50, No. 79. These sections are not intended to
2106 abridge any safety or health requirements required under any other applicable codes or
2107 ordinances.

2108 SECTION 188. K.C.C. 16.04.05065, as amended by this ordinance, is hereby
2109 recodified as a section in K.C.C. chapter 16.04.

2110 SECTION 189. Ordinance 12560, Section 68, as amended, and K.C.C.
2111 16.04.05065 are each hereby amended to read as follows:

2112 **Appendix ((~~Chapter 12 Division II~~)) K, Sound transmission control - Scope**
2113 **((~~UBC 1211~~)).** The International Building Code is supplemented by the following
2114 appendix:

2115 **Scope (IBC AK 102).** The provisions of this chapter shall apply to all buildings
2116 or structures constructed or placed in use for human occupancy on sites within the
2117 vicinity of Seattle-Tacoma International Airport which have been included within or
2118 enclosed by the Port of Seattle Noise Remedy Program boundaries;

- 2119 1. Structures relocated shall comply with all requirements of this chapter and,
2120 2. Mobile homes located in mobile home parks shall be exempt from these
2121 requirements.

2122 This chapter is intended to supplement the provisions of the ((~~Uniform~~))
2123 International Residential Code, the International Mechanical Code, the ((~~adopted~~))
2124 Washington state Energy Code, and ((~~the remainder of~~)) the ((~~Uniform~~)) International
2125 Building Code. In the case of conflict between the chapter and any other applicable
2126 codes the more restrictive requirements shall be met.

2127 SECTION 190. K.C.C. 16.04.05066, as amended by this ordinance, is hereby
2128 recodified as a section in K.C.C. chapter 16.04.

2129 SECTION 191. Ordinance 12560, Section 69, as amended, and K.C.C.
2130 16.04.05066 are each hereby amended to read as follows:

2131 **Appendix ((~~Chapter 12 Division H~~) K, Sound Transmission control) -**
2132 **Application to existing buildings ((~~UBC 1212~~)).** The International Building Code is
2133 supplemented by the following appendix:

2134 **Application to existing buildings (IBC AK 103).** Additions may be made to
2135 existing buildings or structures without making the entire building structure comply with
2136 all the requirements of this chapter for new construction. Additions shall be made to
2137 comply in the areas being added to the extent that it is deemed practical and effective by
2138 the director of the department of development and environmental services in meeting the
2139 intent of this chapter.

2140 Any change of use in the occupancy or use of a building previously unapproved
2141 for human occupancy to human occupancy use or one previously unused for sleeping
2142 purposes to sleeping use shall not be permitted unless the building, structure or portion of
2143 the building complies with this chapter.

2144 SECTION 192. K.C.C. 16.04.05067, as amended by this ordinance, is hereby
2145 recodified as a section in K.C.C. chapter 16.04.

2146 SECTION 193. Ordinance 12560, Section 70, as amended, and K.C.C.
2147 16.04.05067 are each hereby amended to read as follows:

2148 **Appendix ((~~Chapter 12 Division H~~) K, Sound transmission control - Details**
2149 **((~~UBC 1213~~)).** The International Building Code is supplemented by the following
2150 appendix:

2151 **Details (IBC AK 104).** The plans and specifications shall show in sufficient
2152 detail all pertinent data and features of the building, equipment and systems, as herein
2153 governed, including, but not limited to: exterior envelope component materials; STC

rating of applicable component assemblies; R-values of applicable insulation materials;
size and type of apparatus and equipment; equipment and system controls and other
pertinent data to indicate conformance with the requirements herein.

SECTION 194. K.C.C. 16.04.05068, as amended by this ordinance, is hereby
recodified as a section in K.C.C. chapter 16.04.

SECTION 195. Ordinance 12560, Section 71, as amended, and K.C.C.
16.04.05068 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Fees
((~~UBC 1214~~)). The International Building Code is supplemented by the following
appendix:

Fees (IBC AK 105). The director, department of development and environmental
services, is authorized to collect fees for administration, plan checking and inspection.
This fee shall be known as the Sea-Tac Noise Fee. The fee shall be calculated as the sum
of the fees for special plan review and supplemental inspection.

SECTION 196. K.C.C. 16.04.05069, as amended by this ordinance, is hereby
recodified as a section in K.C.C. chapter 16.04.

SECTION 197. Ordinance 12560, Section 72, as amended, and K.C.C.
16.04.05069 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound Transmission ((~~Control~~)) -
Definitions ((~~UBC 1215~~)). The International Building Code is supplemented by the
following appendix:

Definitions (IBC AK 106).

2176 **NOISE REDUCTION COEFFICIENT (NRC)** is the arithmetic average of the
2177 sound absorption coefficients of a material at 250, 500, 1000, and 2000 Hz.

2178 **SOUND TRANSMISSION CLASS (STC)** is single-number rating for
2179 describing sound transmission loss of a wall, roof, floor, window, door, partition or other
2180 individual building components or assemblies.

2181 SECTION 198. K.C.C. 16.04.05070, as amended by this ordinance, is hereby
2182 recodified as a section in K.C.C. chapter 16.04.

2183 SECTION 199. Ordinance 12560, Section 73, as amended, and K.C.C.
2184 16.04.05070 are each hereby amended to read as follows:

2185 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Design**
2186 **requirements ((~~UBC 1216~~)).** The International Building Code is supplemented by the
2187 following appendix:

2188 **Design requirements (IBC AK 107).** The criteria of these sections establish the
2189 minimum requirements for acoustic design of the exterior envelope of buildings and for
2190 HVAC systems and its parts. These requirements shall apply to all buildings for human
2191 occupancy within the Sea-Tac Noise Program Areas.

2192 SECTION 200. K.C.C. 16.04.05071, as amended by this ordinance, is hereby
2193 recodified as a section in K.C.C. chapter 16.04.

2194 SECTION 201. Ordinance 12560, Section 74, as amended, and K.C.C.
2195 16.04.05071 are each hereby amended to read as follows:

2196 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control) – Sea-**
2197 **Tac noise program area ((~~UBC 1217~~)).** The International Building Code is
2198 supplemented by the following appendix:

2199 **Sea-Tac noise program area (IBC AK 108).** Noise determined construction
2200 requirements detailed in this chapter shall be applied to new construction and additions of
2201 all structures, except for not normally inhabited portions of warehouses, storage buildings
2202 and similar structures as determined by the director, within the designated program areas
2203 of the Port of Seattle's Noise Remedy Program. The applicable program areas are the
2204 Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific
2205 ~~((C))~~ construction requirements for these two areas are:

2206 (a) Neighborhood Reinforcement Area:

2207 1) Bedrooms must comply with ~~((Section 1234))~~ AK 125 which is designed to
2208 achieve a noise reduction of 35 db.

2209 2) All other living and working areas must comply with ~~((Section 1226))~~ AK
2210 117 which is designed to achieve a noise reduction level of 30 dB.

2211 (b) Cost Share Insulations Area:

2212 1) Bedrooms must comply with Section ~~((Section 1226))~~ AK 117 which is
2213 designed to achieve a noise reduction of 30 DB.

2214 2) All other living and working areas must comply with ~~((Section 1219))~~ AK
2215 110 which is designed to achieve a noise reduction level of 25 dB.

2216 SECTION 202. K.C.C. 16.04.05072, as amended by this ordinance, is hereby
2217 recodified as a section in K.C.C. chapter 16.04.

2218 SECTION 203. Ordinance 12560, Section 75, as amended, and K.C.C.
2219 16.04.05072 are each hereby amended to read as follows:

2220 **Appendix ((Chapter 12 Division H)) K, Sound transmission control - Air**
2221 **leakage for all buildings ((UBC 1218)).** The International Building Code is
2222 supplemented by the following appendix:

2223 **Air leakage for all buildings (IBC AK 109).**

2224 (a) The requirements of this section shall apply to the design of the exterior
2225 envelope of all buildings in the Sea-Tac Noise Program Area designed for human
2226 occupancy. The requirements of this section are not applicable to the separation of
2227 interior spaces from each other.

2228 (b) The following limitations shall be sealed, caulked, gasketed, or weather-
2229 stripped to limit or eliminate air leakage:

2230 1) Exterior joints around window and door frames between the window or door
2231 frame and the framing.

2232 2) Openings between walls and foundations.

2233 3) Between the wall sole plate and the rough flooring.

2234 4) Opening at penetrations of utility services through walls, floor, and roofs.

2235 5) Between wall panels at corners.

2236 6) All other openings in the building envelope.

2237 (c) Through the wall, floor, or roof/ceiling penetrations not specifically addressed
2238 in these sections shall be designed to limit sound transmission and shall have the same
2239 average laboratory sound transmission classification as required for doors.

2240 **SECTION 204.** K.C.C. 16.04.05073, as amended by this ordinance, is hereby
2241 recodified as a section in K.C.C. chapter 16.04.

2242 SECTION 205. Ordinance 12560, Section 76, as amended, and K.C.C.

2243 16.04.05073 are each hereby amended to read as follows:

2244 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control -**

2245 **Building requirements for a noise level reduction of 25dB compliance ((~~UBC~~**

2246 **~~1219~~)). The International Building Code is supplemented by the following appendix:**

2247 **Building requirements for a noise level reduction of 25dB compliance (IBC**

2248 **AK 110).** Compliance with ((~~Section 1220~~)) AK 111 through ((~~Section 1225~~)) AK 116

2249 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25

2250 decibels.

2251 SECTION 206. K.C.C. 16.04.05074, as amended by this ordinance, is hereby

2252 recodified as a section in K.C.C. chapter 16.04.

2253 SECTION 207. Ordinance 12560, Section 77, as amended, and K.C.C.

2254 16.04.05074 are each hereby amended to read as follows:

2255 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control -**

2256 **Exterior walls ((~~UBC 1220~~)). The International Building Code is supplemented by the**

2257 **following appendix:**

2258 **Exterior walls (IBC AK 111).**

2259 (a) Exterior walls, other than as described in this section, shall have a laboratory

2260 sound transmission class rating of at least STC-30; or

2261 (b) Masonry walls having a weight of at least 25 pounds per square feet do not

2262 require a furred (stud) interior wall. At least one surface of concrete block walls shall be

2263 plastered.

(c) Stud walls shall be at least 4 inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs.

2. Continuous composition board, plywood or gypsum board sheathing at least 1/2 inch thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulations shall be glass fiber or mineral wool.

SECTION 208. K.C.C. 16.04.05075, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 209. Ordinance 12560, Section 78, as amended, and K.C.C. 16.04.05075 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Exterior windows ((~~UBC 1221~~)). The International Building Code is supplemented by the following appendix:

Exterior windows (IBC AK 112).

(a) Windows other than as described in this section shall have a laboratory sound transmission class rating at least STC-28; or

(b) Glass shall be at least 3/16" thick.

(c) All windows that open shall be weather-stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

SECTION 210. K.C.C. 16.04.05076, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 211. Ordinance 12560, Section 79, as amended, and K.C.C. 16.04.05076 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Exterior doors ((~~UBC 1222~~)). The International Building Code is supplemented by the following appendix:

Exterior doors (IBC AK 113).

(a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-26; or

(b) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weather-stripped.

(c) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance ((~~as specified in Section 1221(e)~~)) that conforms to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in

2309 accordance with ASTM E-283-65-T. The glass in the sliding doors shall be at least 3/16"
2310 thick.

2311 (d) Glass in doors, over two square feet in area, shall be sealed in an airtight
2312 nonhardening sealant or in a soft elastomer gasket or glazing tape.

2313 (e) The perimeter of door frames shall be sealed airtight to the exterior wall
2314 construction ~~((as described in Section 1221(e)))~~ with a sealant conforming to one of the
2315 following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

2316 SECTION 212. K.C.C. 16.04.05077, as amended by this ordinance, is hereby
2317 recodified as a section in K.C.C. chapter 16.04.

2318 SECTION 213. Ordinance 12560, Section 80, as amended, and K.C.C.
2319 16.04.05077 are each hereby amended to read as follows:

2320 **Appendix ~~((Chapter 12 Division II))~~ K, Sound transmission control - Roofs**
2321 **~~((UBC 1223))~~.** The International Building Code is supplemented by the following
2322 appendix:

2323 **Roofs (IBC AK 114)**

2324 (a) Combined roof and ceiling construction other than as described in this section
2325 and ~~((Section 1224))~~ AK 115 shall have a laboratory sound transmission class rating of at
2326 least STC-39; or

2327 (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the
2328 roof shall consist of 1/2" composition board, plywood or gypsum board sheathing topped
2329 by roofing as required.

2330 (c) Open beam roof construction shall follow the energy insulation standard
2331 method for batt insulation.

2332 (d) Skylights shall conform to the window standard of (~~Section 1221~~) AK 112.

2333 SECTION 214. K.C.C. 16.04.05078, as amended by this ordinance, is hereby

2334 recodified as a section in K.C.C. chapter 16.04.

2335 SECTION 215. Ordinance 12560, Section 81, as amended, and K.C.C.

2336 16.04.05078 are each hereby amended to read as follows:

2337 **Appendix (~~(Chapter 12 Division H)~~) K, Sound transmission control - Ceilings**

2338 **(~~((UBC 1224)))~~)**. The International Building Code is supplemented by the following

2339 appendix:

2340 **Ceilings (IBC AK 115).**

2341 (a) Gypsum board for plaster ceilings at least 1/2 inch thick shall be provided

2342 where required by (~~Section 1223~~) AK 114(b), above. Ceilings shall be substantially

2343 airtight with a minimum of penetrations.

2344 (b) Glass fiber or mineral wool insulation at least R-19 shall be provided above

2345 the ceiling between joists.

2346 SECTION 216. K.C.C. 16.04.05079, as amended by this ordinance, is hereby

2347 recodified as a section in K.C.C. chapter 16.04.

2348 SECTION 217. Ordinance 12560, Section 82, as amended, and K.C.C.

2349 16.04.05079 are each hereby amended to read as follows:

2350 **Appendix (~~(Chapter 12 Division H)~~) K, Sound transmission control -**

2351 **Ventilation (~~((UBC 1225)))~~)**. The International Building Code is supplemented by the

2352 following appendix:

2353 **Ventilation (IBC AK 116).**

(a) Ventilation systems shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with a 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size as practical.

(c) Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 5 feet in length shall be fully lined and shall also meet the provisions of (~~Section 1218~~) AK 109(c). Each duct shall be provided with a bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1 inch thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 (~~U.M.C.~~) IMC) shall be exempt.

(d) Fireplaces shall be provided with well fitted dampers.

SECTION 218. K.C.C. 16.04.05080, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 219. Ordinance 12560, Section 83, as amended, and K.C.C. 16.04.05080 are each hereby amended to read as follows:

2376 **Appendix ((Chapter 12 Division H)) K, Sound transmission control -**
2377 **Building requirements for a noise level reduction of 30 dB compliance ((UCB**
2378 **1226)).** The International Building Code is supplemented by the following appendix:
2379 **Building requirements for a noise level reduction of 30 dB compliance (IBC**
2380 **AK 117).** Compliance with ((Section 1227)) AK 118 through ((Section 1233)) AK 124
2381 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 30
2382 decibels.

2383 SECTION 220. K.C.C. 16.04.05081, as amended by this ordinance, is hereby
2384 recodified as a section in K.C.C. chapter 16.04.

2385 SECTION 221. Ordinance 12560, Section 84, as amended, and K.C.C.
2386 16.04.05081 are each hereby amended to read as follows:

2387 **Appendix ((Chapter 12 Division H)) K, Sound transmission control -**
2388 **Exterior walls ((UCB 1227)).** The International Building Code is supplemented by the
2389 following appendix:

2390 **Exterior walls (IBC AK 118).**

2391 (a) Exterior walls, other than as described in this section, shall have a laboratory
2392 sound transmission class rating of at least STC-35; or

2393 (b) Masonry walls having a weight of at least 40 pounds per square foot do not
2394 require a furred (stud) interior wall. At least one surface of concrete block walls shall be
2395 plastered.

2396 (c) Stud walls shall be at least 4" in nominal depth and shall be finished on the
2397 outside with solid sheathing under an approved exterior wall finish.

2398 1. Interior surface of the exterior walls shall be of gypsum board or plaster at
2399 least 1/2 inch thick, installed on the studs. The gypsum board or plaster may be fastened
2400 rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding, the
2401 interior gypsum board or plaster must be fastened resiliently to the studs.

2402 2. Continuous composition board, plywood, or gypsum board sheathing at least
2403 3/4" thick shall cover the exterior side of the wall studs.

2404 3. Sheathing panels shall be covered on the exterior with overlapping building
2405 paper.

2406 4. Insulation material at least R-11 shall be installed continuously throughout
2407 the cavity space behind the exterior sheathing and between wall studs. Insulation shall be
2408 glass fiber or mineral wool.

2409 SECTION 222. K.C.C. 16.04.05082, as amended by this ordinance, is hereby
2410 recodified as a section in K.C.C. chapter 16.04.

2411 SECTION 223. Ordinance 12560, Section 85, as amended, and K.C.C.
2412 16.04.05082 are each hereby amended to read as follows:

2413 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control -**
2414 **Exterior windows ((~~UBC 1228~~)).** The International Building Code is supplemented by
2415 the following appendix:

2416 **Exterior windows (IBC AK 119).**

2417 (a) Windows other than as described in this section shall have a laboratory sound
2418 transmission class rating of at least STC-33; or

2419 (b) Windows shall be double glazed with panes at least 1/8" thick. Panes of glass
2420 shall be separated by a minimum 1/2" airspace.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-0027, TT-S-00230 or TT-S-00153.

SECTION 224. K.C.C. 16.04.05083, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 225. Ordinance 12560, Section 86, as amended, and K.C.C. 16.04.05083 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Exterior doors ((~~UBC 1229~~)). The International Building Code is supplemented by the following appendix:

Exterior doors (IBC AK 120).

(a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

(b) Double door construction is required for all door openings to the exterior. Openings fitted with side-hinged doors shall have one solid core of wood or be an insulated hollow metal door at least 1-3/4" thick separated by an airspace of at least 3"

from another door, which can be a storm door. Both doors shall be tightly fitted and weather-stripped.

(c) The glass of double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding frame shall be provided with an efficiently airtight weather-stripping material as ~~((specified in Section 1228(e)))~~ that conforms to an air infiltration test not to exceed 0.2 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass (over two square feet in area) of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) ~~((as indicated in Section 1228 (e)))~~ with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape.

SECTION 226. K.C.C. 16.04.05084, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 227. Ordinance 12560, Section 87, as amended, and K.C.C. 16.04.05084 are each hereby amended to read as follows:

Appendix ~~((Chapter 12 Division II))~~ K, Sound transmission control - Roofs ~~((UBC 1230))~~. The International Building Code is supplemented by the following appendix:

Roofs (IBC AK 121).

(a) Combined roof and ceiling construction other than described in this section and (~~Section 1231~~) AK 122 shall have a laboratory sound transmission class rating of at least STC-44; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 3/4" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with shakes or other suitable roofing material.

(d) Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-33.

SECTION 228. K.C.C. 16.04.05085, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 229. Ordinance 12560, Section 88, as amended, and K.C.C. 16.04.05085 are each hereby amended to read as follows:

Appendix (~~Chapter 12 Division H~~) K, Sound transmission control - Ceilings
(~~(UBC 1231)~~). The International Building Code is supplemented by the following appendix:

Ceilings (IBC AK 122).

(a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where required by (~~Section 1230~~) AK 121(b) above. Ceilings shall be substantially airtight with a minimum of penetrations.

(b) Glass fiber or mineral wool insulation of least R-19 shall be provided above the ceiling between joists.

SECTION 230. K.C.C. 16.04.05086, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 231. Ordinance 12560, Section 89, as amended, and K.C.C. 16.04.05086 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Floors ((~~UBC 1232~~)). The International Building Code is supplemented by the following appendix:

Floors (IBC AK 123).

The floor of the lowest occupied rooms shall be slab on fill, below grade, or over a fully enclosed basement or crawl space. All door and window openings in the fully enclosed basement shall be tightly fitted.

SECTION 232. K.C.C. 16.04.05087, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 233. Ordinance 12560, Section 90, as amended and K.C.C. 16.04.05087 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Ventilation ((~~UBC 1233~~)). The International Building Code is supplemented by the following appendix:

Ventilation (IBC AK 124).

(a) A ventilation system shall be installed that would provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without

the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend.

(b) Gravity vent openings in attic shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 3 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also be the provisions of ~~((Section 1218))~~ AK 109(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

SECTION 234. K.C.C. 16.04.05088, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

2534 SECTION 235. Ordinance 12560, Section 91, as amended, and K.C.C.

2535 16.04.05088 are each hereby amended to read as follows:

2536 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control -**

2537 **Building requirements for a noise level reduction of 35 dB compliance ((~~UBC~~**

2538 **~~1234~~)). The International Building Code is supplemented by the following appendix:**

2539 **Building requirements for a noise level reduction of 35 dB compliance (IBC**

2540 **AK 125).**

2541 Compliance with ((~~Section 1235~~)) AK 126 through ((~~Section 1241~~)) AK 132 shall

2542 be deemed to meet requirements for a minimum noise level reduction (NLR) of 35

2543 decibels.

2544 SECTION 236. K.C.C. 16.04.05089, as amended by this ordinance, is hereby

2545 recodified as a section in K.C.C. chapter 16.04.

2546 SECTION 237. Ordinance 12560, Section 92, as amended, and K.C.C.

2547 16.04.05089 are each hereby amended to read as follows:

2548 **Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control -**

2549 **Exterior walls ((~~UBC 1235~~)). The International Building Code is supplemented by the**

2550 **following appendix:**

2551 **Exterior walls (IBC AK 126).**

2552 (a) Exterior walls, other than s described in this section shall have a laboratory

2553 sound transmission class rating of at least STC-40; or

2554 (b) Masonry walls having a weight of at least 75 pounds per square feet do not

2555 require a furred (stud) interior wall. At least one surface of concrete block walls shall be

2556 plastered.

(c) Stud walls shall be at least 4" in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or siding, the interior gypsum board or plaster must be fastened resiliently to the studs or double thickness must be used.

2. Continuous composition board, plywood, or gypsum board sheathing at least 1" thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper.

4. Insulation material at least R-19 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

SECTION 238. K.C.C. 16.04.05090, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 239. Ordinance 12560, Section 93, as amended, and K.C.C. 16.04.05090 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division II~~)) K, Sound TTransmission control - Exterior windows ((~~UBC 1236~~)). The International Building Code is supplemented by the following appendix:

Exterior windows (IBC AK 127).

(a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-38; or

(b) Windows shall be double glazed with panes at least 3/16" thick. Panes of glass shall be separated by a minimum 1/2" airspace and shall not be equal in thickness.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM-E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant of soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

SECTION 240. K.C.C. 16.04.05091, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 241. Ordinance 12560, Section 94, as amended, and K.C.C. 16.04.05091 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Exterior doors ((~~UBC 1237~~)). The International Building Code is supplemented by the following appendix:

Exterior doors (IBC AK 128).

(a) Doors other than as described in this section shall have a laboratory sound transmission class rating of a least STC 33; or

(b) Double door construction is required for all door openings to the exterior. The doors shall be side-hinged and shall be solid core wood or insulated hollow metal door at least 1-3/4" thick, separated by a vestibule or enclosed porch at least 3 feet in length. Both doors shall be tightly fitted and weather-stripped.

(c) The glass or double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight weather-stripping material ((specified in Section 1236(c))) that conforms to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in ((Section 1236(e))) with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket of glazing tape.

SECTION 242. K.C.C. 16.04.05092, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 243. Ordinance 12560, Section 95, as amended, and K.C.C. 16.04.05092 are each hereby amended to read as follows:

2623 **Appendix ((~~Chapter 12 Division H~~) K, Sound transmission control - Roofs**
2624 **((~~UBC 1238~~)).** The International Building Code is supplemented by the following
2625 appendix:

2626 **Roofs IBC AK 129).**

2627 (a) Combined roof and ceiling construction other than as described in this section
2628 and ((~~Section 1239~~)) AK 130 shall have a laboratory sound transmission class rating of at
2629 least STC-49; or

2630 (b) With an attic or rafter space at least 6" deep, and with a ceiling below, the
2631 roof shall consist of 1" composition board, plywood or gypsum board sheathing topped
2632 by roofing as required.

2633 (c) Open beam roof construction shall follow the energy insulation standard
2634 method for batt insulation, except use 1" plywood decking with concrete or clay tiles as
2635 roofing material.

2636 SECTION 244. K.C.C. 16.04.05093, as amended by this ordinance, is hereby
2637 recodified as a section in K.C.C. chapter 16.04.

2638 SECTION 245. Ordinance 12560, Section 96, as amended, and K.C.C.
2639 16.04.05093 are each hereby amended to read as follows:

2640 **Appendix ((~~Chapter 12 Division H~~) K, Sound transmission control - Ceiling**
2641 **((~~UBC 1239~~)).** The International Building Code is supplemented by the following
2642 appendix:

2643 **Ceiling (IBC AK 130)**

2644 (a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required
2645 by ((~~Section 1238~~)) AK 129, above. Ceiling shall be substantially airtight with a

minimum of penetrations. The ceiling panels shall be mounted on resilient clips or channels.

(b) Glass fiber or mineral wool insulation at least R-30 shall be provided above the ceiling between joists.

SECTION 246. K.C.C. 16.04.05094, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 247. Ordinance 12560, Section 97, as amended, and K.C.C. 16.04.05094 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Floors ((~~UBC 1240~~)). The International Building Code is supplemented by the following appendix:

Floors (IBC AK 131). The floor of the lowest occupied rooms shall be slab on fill or below grade.

SECTION 248. K.C.C. 16.04.05095, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 249. Ordinance 12560, Section 98, as amended, and K.C.C. 16.04.05095 are each hereby amended to read as follows:

Appendix ((~~Chapter 12 Division H~~)) K, Sound transmission control - Ventilation ((~~UBC 1241~~)). The International Building Code is supplemented by the following appendix:

Ventilation (IBC AK 132).

(a) A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without

the need to open any windows, doors or other opening to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet long with one 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet the provisions of ~~((Section 1218))~~ AK 109(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas such as shower rooms which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 51) shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

SECTION 250. K.C.C. 16.04.05096 is hereby recodified as a section in K.C.C. chapter 16.04.

2692 SECTION 251. K.C.C. 16.04.051 is hereby recodified as a section in K.C.C.
2693 chapter 16.04.

2694 SECTION 252. K.C.C. 16.04.055 is hereby recodified as a section in K.C.C.
2695 chapter 16.04.

2696 SECTION 253. K.C.C. 16.04.057, as amended by this ordinance, is hereby
2697 recodified as a section in K.C.C. chapter 16.04.

2698 SECTION 254. Ordinance 11923, Section 3, and K.C.C. 16.04.057 are each
2699 hereby amended to read as follows:

2700 **Conversion condominium warranty of repairs and escrow fund.**

2701 A. The repairs required to be made in K.C.C. 16.04.055, as recodified by this
2702 ordinance, shall be warranted by the declarant against defects due to workmanship or
2703 materials for a period of one year following the completion of such repairs.

2704 B. Prior to conveyance of any residential unit within a conversion condominium,
2705 the declarant shall establish and maintain an account with a bank or other financial
2706 institution of the declarant's choosing, containing a sum equal to ten percent of the actual
2707 cost of making repairs required in K.C.C. 16.04.055, as recodified by this ordinance.

2708 During the one year warranty period, funds contained in the account shall be used
2709 exclusively for paying the actual cost of making repairs required, or for otherwise
2710 satisfying claims made under the warranty. The declarant shall by private action, in
2711 writing, notify the owners' association of the location of the account and of any
2712 disbursements therefrom. Following expiration of the warranty period, any funds
2713 remaining in the account shall be disbursed to the declarant.

2714 C. Depletion of the funds contained in the account shall not relieve the declarant
2715 of his or her obligations under this section.

2716 D. The enforcement of the escrow and warranty provision shall be by private
2717 right of action and implementation and enforcement shall not be the responsibility of this
2718 department or of any county agency.

2719 SECTION 255. K.C.C. 16.04.060 is hereby recodified as a section in K.C.C.
2720 chapter 16.04.

2721 SECTION 256. K.C.C. 16.04.070 is hereby recodified as a section in K.C.C.
2722 chapter 16.04.

2723 SECTION 257. Ordinance 7633 Section 3, and K.C.C. 16.04.085 are each hereby
2724 repealed.

2725 SECTION 258. K.C.C. 16.04.090 is hereby recodified as a section in K.C.C.
2726 chapter 16.04.

2727 SECTION 259. K.C.C. 16.04.091 is hereby recodified as a section in K.C.C.
2728 chapter 16.04.

2729 SECTION 260. K.C.C. 16.04.092, as amended by this ordinance, is hereby
2730 recodified as a section in K.C.C. chapter 16.04.

2731 SECTION 261. Ordinance 12380, Section 3, and K.C.C. 16.04.092 are each
2732 hereby amended to read as follows:

2733 **Individual mobile homes - Standards.** All mobile homes shall comply with the
2734 following requirements:

2735 A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall
2736 have the appropriate insignia indicating such approval affixed to the unit, in accordance
2737 with ~~((the provisions of RCW))~~ chapter 43.22 RCW.

2738 B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval
2739 ~~((pursuant to))~~ in accordance with subsection A of this section are subject to the
2740 following provisions:

2741 1. Mobile homes currently located within King County may remain in their
2742 current location. However, prior to the relocation of such mobile home to another portion
2743 of King County, the owner shall provide evidence that the mobile home was located
2744 within King County before the January 21, 1980, effective date of Ordinance 4681. A
2745 "noninsignia" mobile home currently located outside of King County may be relocated to
2746 King County only when subject to forced relocation ~~((pursuant to RCW))~~ in accordance
2747 with chapter 59.21.105 RCW.

2748 2. Prior to installing a noninsignia mobile home, the mobile home shall be
2749 inspected and approved by the department of development and environmental services.
2750 The inspection shall review consistency with the following livability standards, but shall
2751 not be considered a warranty that the mobile home is safe or livable:

2752 a. ~~((F))~~the unit must have safe, operable heating facilities.

2753 b. ~~((F))~~the unit must be equipped with a water closet, lavatory, bathtub or
2754 shower, and kitchen sink; be provided with hot and cold running water; and all facilities
2755 shall be installed and maintained in a safe and sanitary condition.

2756 c. ~~((F))~~the structure must be weather-protected so as to provide shelter for the
2757 occupants against the elements and to exclude dampness.

d. ~~((A))~~all openable windows and doors must be in operable condition to provide for adequate natural ventilation and emergency exit.

e. ~~((A))~~at least one operable smoke detector shall be installed within the unit.

f. ~~((F))~~the unit shall be structurally sound with no apparent unsafe condition in floors, walls, ceilings and roofs.

g. ~~((F))~~the unit must be well maintained, free of debris and infestation of insects, vermin or rodents.

C. All mobile homes are subject to the following installation requirements:

1. Support systems and stabilizing devices shall be designed and installed in accordance with the provisions of WAC 296-150B-200.

2. Electrical connections shall be inspected and approved by the Washington State Department of Labor and Industries.

3. Mobile homes supported on piers shall be fully skirted.

4. Mobile homes located outside of a mobile home park shall be subject to the setback and lot coverage provisions of the zone in which located.

D. Accessory Structures.

1. Accessory structures shall be subject to the provisions of the ~~((Uniform))~~ International Building Code or the International Residential Code, as applicable, as adopted in King County and a building permit shall be required before construction or installation.

2. Separation between accessory structures and other structures shall be as set forth in K.C.C. 21A.14.170 or 21A.14.180. However, if the accessory structure is a carport constructed of combustible materials, the carport roof area shall not extend over

or otherwise cover any bedroom windows and no other accessory structures other than decks, porches, stairs or ramps shall be permitted under the carport roof area.

SECTION 262. K.C.C. 16.04.093, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 263. Ordinance 12380, Section 4, and K.C.C. 16.04.093 are each hereby amended to read as follows:

Individual mobile homes - Required permits and application content.

A. Installation of a mobile home shall require the approval of a mobile home permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20. The permit shall expire one year after date of issuance. A permit may be renewed for a maximum of one year upon request of the applicant, provided such requests are made within fifteen days of the date of expiration of the original permit. Mobile homes shall not be permanently occupied for more than forty-five days prior to issuance of a certificate of occupancy by the department of development and environmental services.

B. The following must be submitted with an application for a mobile home permit, except that when the mobile home is to be located in an approved mobile home park, subsection((s)) B. 1.d., 1.e., 1.h., 1.i.((5)) and 3 shall not apply:

1. Two copies of a site plan drawn to scale, showing:

a. ~~((N))~~north arrow and scale,

b. ~~((L))~~location and dimensions of all property lines or leased areas, and

easements,

c. ~~((P))~~ proposed location of mobile home and/or accessory structure(s) on the site or space,

d. ~~((D))~~ distances from the mobile home and accessory structure(s) to property lines,

e. ~~((A))~~ approximate surface elevation at each corner of the site,

f. ~~((L))~~ location of parking spaces,

g. ~~((N))~~ name or number of street on which site or space is located,

h. ~~((L))~~ location of septic tank and drainfield, if sewers are not available,

i. ~~((L))~~ location of well or other water source, if public water supply is not available;

2. A description of the mobile home, including:

a. ~~((M))~~ model number,

b. Washington State and/or H.U.D. ID number,

c. ~~((N))~~ name of manufacturer and year of manufacture;

3. Two copies of plans showing proposed foundation system, if more than one-fourth of the floor area of the mobile home, as measured from the bottom of the main frame members, will be more than three feet above the existing ground level, or when any supporting piers exceed sixty inches in height;

4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy of same and Certified Manufactured Home Installers number.

C. An accessory structure in excess of ~~((420))~~ 200 square feet of floor ~~((or))~~ area including roof ((area)) overhang shall require the approval of a building permit by the department of development and environmental services pursuant to the permit process

and procedures for type 1 permits outlined in K.C.C. chapter 20.20. An application for a building permit for an accessory structure shall include site plans drawn consistent with the provisions of subsection B.1. If an application for a building permit for an accessory structure is submitted together with an application for a mobile home permit and if the accessory structure is less than 600 square feet in area, the fee for the accessory structure shall be waived.

SECTION 264. K.C.C. 16.04.094, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 265. Ordinance 12380, Section 5, and K.C.C. 16.04.094 are each hereby amended to read as follows:

Factory-built commercial structures and coaches - Standards.

A. Factory-built commercial structures and coaches shall be located, installed and used in the same manner as conventional commercial structures, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development.

B. Factory-built commercial structures and commercial coaches shall be installed subject to the following:

1. A building permit must be obtained for any factory-built commercial structure or commercial coach pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20.

2. The following criteria must be satisfied for the permanent installation of a factory-built commercial structure or commercial coach before a building permit can be issued:

a. The appropriate insignia of the Washington State Department of Labor and Industries of the U.S. Department of Housing and Urban Development must be affixed to the unit. If the unit is lacking the appropriate insignia it must satisfy the structural, mechanical, electrical and plumbing requirements of the ~~((Uniform))~~ International Building, Mechanical and other applicable codes as adopted in King County for conventional commercial structures.

b. The foundation, entry/exit stairs or ramps, and all accessory structures shall be designed and installed in accordance with the provisions of the ~~((Uniform))~~ International Building Code as adopted in King County.

c. Occupancy of the structure shall not be permitted before inspection and approval.

3. The temporary installation of factory-built commercial structures and commercial coaches may be permitted for a period not to exceed one year. The support system recommended by the manufacturer, or designed by a professional structural engineer registered by the state, may be substituted for a foundation designed in accordance with the provisions of the ~~((Uniform))~~ International Building Code as adopted in King County, subject to the approval of the department of development and environmental services.

SECTION 266. K.C.C. 16.04.098, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.04.

SECTION 267. Ordinance 7853, as amended, and K.C.C. 16.04.098 are each hereby amended to read as follows:

Inspection and enforcement.

2872 A. Enforcement. The director is authorized to enforce the provisions of this
2873 chapter and any rules and regulations promulgated thereunder, pursuant to the
2874 enforcement and penalty provisions of K.C.C. Title 23 ~~((of the King County Code))~~.

2875 EXCEPTION: The director of the department of public health is authorized to
2876 enforce ~~((Uniform))~~ International Building Code Section 2902.1 and Table 29-A
2877 ~~((WAC)) chapter 51-((30)) 50 WAC~~.

2878 B. General. All construction or work for which a permit is required shall be
2879 subject to inspection by the director.

2880 C. Authority. The director is authorized and directed to enforce this chapter. The
2881 director is authorized to promulgate, adopt, and issue those rules and regulations
2882 necessary to the effective and efficient administration of this chapter, such rules and
2883 regulations to be adopted and maintained in accordance with the provisions for the rules
2884 of county agencies, K.C.C. chapter 2.98.

2885 D. Plan Reviews and Inspections. All buildings constructed under the provisions
2886 of this chapter are subject to a final inspection for compliance with this chapter. The
2887 director has the authority to establish rules and procedures for accepting at his/her option
2888 an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or
2889 inspections.

2890 SECTION 268. Sections 269 through 278 of this ordinance, K.C.C. 16.04.05053,
2891 as amended by this ordinance, K.C.C. 16.70.035, as amended by this ordinance and
2892 K.C.C. 16.04.05071, as amended by this ordinance, should constitute a new chapter in
2893 K.C.C. Title 16.

2894 NEW SECTION. SECTION 269. There is hereby added to K.C.C. chapter 16.xx
2895 (created under section 268 of this ordinance) a new section to read as follows:

2896 **Adoption.** The International Residential Code for One- and Two-Family
2897 Dwellings Code, as amended in chapter 51-52 WAC, effective July 1, 2004, as published
2898 by or jointly with the International Code Council, Inc., together with appendices,
2899 amendments, additions, deletions and exceptions hereinafter adopted by reference,
2900 together with the Washington state building code and with King County modifications
2901 which shall be adopted and codified in this chapter are adopted as the King County
2902 International Residential Code for One- and Two-Family Dwellings code and hereinafter
2903 referred to as the International Residential Code, "IRC." Chapter 11 and Chapters 25
2904 through 40 are not adopted.

2905 NEW SECTION. SECTION 270. There is hereby added to K.C.C. chapter 16.xx
2906 (created under section 268 of this ordinance) a new section to read as follows:

2907 **Administration.** Chapter 1 of the International Residential Code is not adopted
2908 and Chapter 1 of the International Building Code as amended in K.C.C. chapter 16.02 is
2909 substituted.

2910 NEW SECTION. SECTION 271. There is hereby added to K.C.C. chapter 16.xx
2911 (created under section 268 of this ordinance) a new section to read as follows:

2912 **Appendices not adopted.** Appendices A through F, I and J of the International
2913 Residential Code are not adopted.

2914 NEW SECTION. SECTION 272. There is hereby added to K.C.C. chapter 16.xx
2915 (created under section 268 of this ordinance) a new section to read as follows:

Building Planning – Design criteria - Climate and Geographical Design

Criteria for King County. Table R301.2(1) of the International Residential Code is not adopted and the following is substituted:

Table R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR KING COUNTY

			Subject to damage from								
Ground snow load	Wind speed (mph)	Seismic design category	Weathering	Frost line depth	Termite	Decay	Winter design temp.	Ice-shield required	Flood hazards	Air freezing index	Mean annual temp.
Varies ₁	85	D1 or D2 ₂	Moderate	12" < 1,000ft elev. ₃	Slight to Mod.	Slight to Mod.	25	No	Varies ₄	100 to 250	50

1. The "Snow Load Analysis for Washington" Second Edition (1995), published

by the Structural Engineers Association of Washington, shall be used in determining snow load except where the department determines by public rule that a different standard is necessary to protect the public health and safety. The minimum roof snow load shall be 25 pounds per square feet.

2. Seismic design category shall be D1 for areas of unincorporated King County

to the east of the Snoqualmie River as it traverses from the King County—Snohomish County line to the city limits of Snoqualmie, east of the town of Snoqualmie, east of the Snoqualmie Parkway and the Echo Lake-Snoqualmie Cut-off SE as they run from the city limits of the town of Snoqualmie to State Highway 18 and to the south or east of State Highway 18. All other portions of unincorporated King County shall be seismic design category D2.

2933 3. The frost line depth shall be considered to be 12 inches for sites up to an
2934 elevation of 1000 feet above sea level. For sites over 1,000 feet above sea level a specific
2935 site analysis may be required.

2936 4. Flood hazard within King County varies. See the flood hazard code provisions
2937 of KCC 21A.24.

2938 NEW SECTION. SECTION 273. There is hereby added to K.C.C. chapter 16.xx
2939 (created under section 268 of this ordinance) a new section to read as follows:

2940 **Building Planning – Design criteria - Disaster repair standards.** Section R301
2941 of the International Residential Code is supplemented with the following:

2942 **Disaster repair standards (IRC R301.10).** Repairs for buildings damaged by
2943 disasters shall comply with Sections 3411.2 through 3411.7 of the International Building
2944 Code as amended by K.C.C. chapter 16.06.

2945 NEW SECTION. SECTION 274. There is hereby added to K.C.C. chapter 16.xx
2946 (created under section 268 of this ordinance) a new section to read as follows:

2947 **Garages and carports – Flood hazard areas.** Section R309.5 of the
2948 International Residential Code is not adopted and the following is substituted:

2949 **Flood hazard areas (IRC R309.5).** Garage floors in buildings located in flood
2950 hazard areas shall comply with the flood hazard standards in K.C.C. 21A.24.

2951 NEW SECTION. SECTION 275. There is hereby added to K.C.C. chapter 16.xx
2952 (created under section 268 of this ordinance) a new section to read as follows:

2953 **Building planning – Flood-resistant construction.** Section R323 of the
2954 International Residential Code is not adopted and the following is substituted:

2955 **Building planning – Flood-resistant construction (IRC R323).** Flood-resistant
2956 construction will comply with the flood hazard standards in K.C.C. 21A.24.

2957 NEW SECTION. SECTION 276. There is hereby added to K.C.C. chapter 16.xx
2958 (created under section 268 of this ordinance) a new section to read as follows:

2959 **Building planning – Automatic fire sprinklers.** Chapter 3 of the International
2960 Residential Code is supplemented with the following:

2961 **Automatic fire sprinklers (IRC R324).** Automatic fire sprinklers shall be
2962 provided as required by Section 903.2.13.1 of the International Fire Code.

2963 NEW SECTION. SECTION 277. There is hereby added to K.C.C. chapter 16.xx
2964 (created under section 268 of this ordinance) a new section to read as follows:

2965 **Foundation walls - Concrete foundation walls.** Section R404.1.2 of the
2966 International Residential Code is not adopted and the following is substituted:

2967 **Concrete foundation walls (IRC R404.1.2).** Concrete foundation walls shall be
2968 constructed in accordance with Tables R 404.1.1(1) through (4) and shall also comply
2969 with section R404.2. In seismic design categories D1 and D2, concrete foundation walls
2970 shall comply with section R404.1.4. Concrete foundation walls may comply with Table
2971 1805.5(5) of the International Building Code as amended by K.C.C. chapter 16.04 as an
2972 alternative to requiring a special design for every application.

2973 NEW SECTION. SECTION 278. There is hereby added to K.C.C. chapter 16.xx
2974 (created under section 268 of this ordinance) a new section to read as follows:

2975 **Under floor space – Flood resistance.** Section R408.6 of the International
2976 Residential Code is not adopted and the following is substituted:

Flood resistance (IRC R408.6). Under floor spaces of buildings located in areas prone to flooding shall comply with the flood hazard standards in K.C.C. 21A.24.

SECTION 279. K.C.C. 16.04.05053, as amended by this ordinance is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this ordinance).

SECTION 280. Ordinance 12560, Section 57, as amended, and K.C.C. 16.04.05053 are each hereby amended to read as follows:

Appendix (~~(Chapter 4, Division I)~~) G – Swimming pools, Spas and Hot Tubs – Barrier requirements - Outdoor swimming pool. Section (~~((421.1))~~) AG105.2 of Appendix (~~(Chapter 4, Division I)~~) G of the (~~(Uniform Building)~~) International Residential Code is not adopted and the following is substituted:

Outdoor swimming pool (~~((UBC 421.1))~~) (IRC AG105.2). An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be provided with a barrier that shall (~~((be installed, inspected and approved prior to plastering or filling with water. The barrier shall))~~) comply with the following:

1. The top of the barrier shall be at least 60 inches (~~((1.524 m))~~) (1,524 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (~~((.051 m))~~) (51 mm) measured on the side of the barrier which faces away from the swimming pool. (~~((The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the~~

~~horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited))~~ Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

2. Openings in the barrier shall not allow passage of a ~~((1-3/4))~~ 4-inch-diameter ~~((1.044 m))~~ (102 mm) sphere.

~~((EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches (1.143 m) or more, the opening size may be increased such that the passage of a 4-inch-diameter (1.02 m) sphere is not allowed.~~

~~2. For fencing))~~ 3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

4. Where the barrier is composed of vertical and horizontal members~~((the spacing between vertical members may be increased up to 4 inches (1.02 m) when))~~ and the distance between the tops of horizontal members is less than 45 inches ((1.143 m) or more)) (1.143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.

3022 ~~((3.-Chain))~~ 5. Where the barrier is composed of horizontal and vertical
3023 members and the distance between the tops of the horizontal members is 45 inches (1,143
3024 mm) or more, spacing between vertical members shall not exceed 4 inches (101 mm).
3025 Where there are decorative cutouts within vertical members, spacing within the cutouts
3026 shall not exceed 1.75 inches (44 mm) in width.

3027 6. Maximum mesh size for chain link fences ((used as the barrier)) shall ((not))
3028 be ((less than 11 gage)) a 2.25 inch (57 mm) square unless the fence is provided with
3029 slats fastened at the top or the bottom which reduce the openings to not more than 1.75
3030 inches (44 mm).

3031 ~~((4.))~~ 7. Where the barrier is composed of diagonal members, such as a lattice
3032 fence, the maximum opening formed by the diagonal members shall not be more than
3033 1.75 inches (44 mm).

3034 8. Access gates shall comply with the requirements of Section AG105.2, Items 1
3035 through ((3)) 7, and shall be equipped to accommodate a locking device. Pedestrian
3036 access gates shall open outward away from the pool and shall be self-closing and have a
3037 self-latching device. Gates other than pedestrian access gates shall have a self-latching
3038 device. Where the release mechanism of the self-latching device is located less than 54
3039 inches ((1.372 m)) (1,372 mm) from the bottom of the gate, the release mechanism and
3040 openings shall comply with the following:

3041 ~~((1.))~~ 8.1. ((1))The release mechanism shall be located on the pool side of the
3042 barrier at least 3 inches ((.076 m)) (76 mm) below the top of the gate, and

3043 ~~((2.))~~ 8.2. ((2))The gate and barrier shall have no opening greater than 1/2 inch
3044 ((.013 m)) (12.7 mm) within 18 inches ((.457 m)) (457 mm) of the release mechanism.

~~((Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.))~~

~~((5-)) 9. Where a wall of a building serves as part of the barrier ~~((and contains door openings between the building and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4 of Section 421.1 shall be provided.~~~~

~~EXCEPTIONS: When approved by the building official,)) one of the following ~~((may be used))~~ conditions shall be met:~~

~~((1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above the floor.~~

~~2. An alarm installed on)) 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or~~

~~9.2. ~~((a))~~ All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door ~~((and its screen, if present, are))~~ is opened~~((;))~~ and be capable of ~~((providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3.048 m)))~~ being heard throughout the house during normal house-hold activities.~~

The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last ~~((no longer))~~ not more than

15 seconds. The deactivation switch or switches shall be located at least 54 inches
((1.372 m)) (1,372 mm) above the threshold of the door((-)); or
((3-)) 9.3. Other means of protection ((may)), such as self-closing doors with
self-latching devices, which are approved by the building official, shall be acceptable so
long as the degree of protection afforded is not less than ((that)) the protection afforded
by ((any of the devices)) item 9.1 or 9.2 described above.

((6-)) 10. Where an aboveground pool structure is used as a barrier or where the
barrier is mounted on top of the pool structure, and the means of access is a ladder or
steps, then:

((1-the)) 10.1. ((1))The ladder or steps shall be capable of being secured,
locked or removed to prevent access ;or

((2-the)) 10.2. The ladder or steps shall be surrounded by a barrier which
meets the requirements section AG105.2, of Items 1 through ((5))9. When the ladder or
steps are secured, locked or removed, any opening created shall ((be protected by a
barrier complying with Items 1 through 5)) not allow the passage of a 4-inch diameter
(102 mm) sphere.

((EXCEPTIONS: When approved by the building official, one of the following
may be used:

1. ~~The pool may be equipped with a power or manual safety cover which~~
~~complies with standards set forth in American Society for Testing and Materials (ASTM)~~
~~F1346-1991; or~~

3089 ~~2. Other means of protection may be acceptable so long as the degree of~~
3090 ~~protection afforded is not less than that afforded by any of the means described in this~~
3091 ~~section.))~~

3092 SECTION 281. K.C.C. 16.70.035, as amended by this ordinance is hereby
3093 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this
3094 ordinance).

3095 SECTION 282. Ordinance 11797, Section 1, and K.C.C. 16.70.035 are each
3096 hereby amended to read as follows:

3097 **Appendix G – Swimming pools, Spas and Hot Tubs – Barrier requirements -**
3098 **Prefabricated pools.** Appendix G of the International Residential Code is supplemented
3099 with the following:

3100 **Prefabricated pools (IRC AG105.6).**

3101 A. For an above ground, prefabricated pool greater than two feet in depth, the
3102 owner or possessor of real property (~~as described in K.C.C. 16.70.020~~) shall:

3103 1. (~~Erect a solid structure or fence which meets the requirements of K.C.C.~~
3104 ~~16.70.020~~) Comply with the barrier requirements of AG 105.2; ((or))

3105 2. (~~Erect a fence or barrier of substantial construction on top of the pool structure~~
3106 ~~in such a manner as to render the total height of such fence, including the pool wall, at least~~
3107 ~~five feet; or~~

3108 ~~3.))~~ Equip the pool with a power or manual safety cover which complies with
3109 standards set forth in American Society for Testing and Materials (ASTM) F1346 - 1991;
3110 or

3111 ((4-)) 3. Use other means of protection, as approved by the building official, if such
3112 means are not less protective than that afforded by any of the means listed in this section.

3113 SECTION 283. K.C.C. 16.04.05071, as amended by this ordinance is hereby
3114 recodified as a section in K.C.C. chapter 16.xx (created under section 268 of this
3115 ordinance).

3116 SECTION 284. Ordinance 12560, Section 74, as amended, and K.C.C.
3117 16.04.05071 are each hereby amended to read as follows:

3118 **Appendix ((Chapter 12 Division H,)) K - Sound ((T))transmission ((Control))**
3119 **- Sea-Tac noise program area ((UBC 1217)).** Appendix K of the International
3120 Residential Code is supplemented with the following:

3121 **Appendix K Sound transmission - Sea-Tac noise program area. (IRC**
3122 **AK101.1).** ~~((Noise determined construction requirements detailed in this chapter shall be~~
3123 ~~applied to new construction and additions of all structures, except for not normally~~
3124 ~~inhabited portions of warehouses, storage buildings and similar structures as determined~~
3125 ~~by the director,)) All buildings or structures constructed or placed in use for human~~
3126 ~~occupancy on sites within the ((designated program areas of the)) vicinity of Seattle-~~
3127 ~~Tacoma International Airport which have been included within or enclosed by the Port of~~
3128 ~~Seattle's Noise Remedy Program boundaries shall comply with the provisions in the~~
3129 ~~International Building Code Appendix K. ((The applicable program areas are the~~
3130 ~~Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific~~
3131 ~~Construction requirements for these two areas are:~~

3132 (a) Neighborhood Reinforcement Area:

3133 1) ~~Bedrooms must comply with Section 1234 which is designed to achieve a~~
3134 ~~noise reduction of 35 db.~~

3135 2) ~~All other living and working areas must comply with Section 1226 which is~~
3136 ~~designed to achieve a noise reduction level of 30 dB.~~

3137 (b) ~~Cost Share Insulations Area:~~

3138 1) ~~Bedrooms must comply with Section 1226 which is designed to achieve a~~
3139 ~~noise reduction of 30 dB.~~

3140 2) ~~All other living and working areas must comply with Section 1219 which is~~
3141 ~~designed to achieve a noise reduction level of 25 dB.))~~

3142 SECTION 285. Ordinance 14238, Section 18, and K.C.C. 16.06.010 are each
3143 hereby amended to read as follows:

3144 **Disaster damage - purpose (((UBC 3419))).** Chapter 34 Existing Structures of
3145 the International Building Code is supplemented with the following:

3146 **Purpose (IBC 3411.1).** The purpose of K.C.C. 16.06.020 through 16.06.080 is to
3147 provide a defined level of repair for buildings and structures damaged by a disaster
3148 resulting in a declared emergency as defined in K.C.C. 16.20.080. ~~((The provisions of))~~
3149 K.C.C. 16.06.020 through 16.06.080 are not intended to modify requirements that would
3150 otherwise apply under the Washington state energy code, chapter 19.27A RCW or
3151 provisions in buildings for aged and handicapped persons, chapter 70.92 RCW.

3152 SECTION 286. Ordinance 14238, Section 19, and K.C.C. 16.06.020 are each
3153 hereby amended to read as follows:

3154 **Disaster damage - critical structures (((UBC 3420))).** Chapter 34 Existing
3155 Structures of the International Building Code is supplemented with the following:

3156 **Critical structures (IBC 3411.2).** For the purpose of the ((~~UBC~~)) International
3157 Building Code, a "critical structure" means a structure that may require a higher level of
3158 repair after a disaster because of its construction, use, height in stories, occupant load or
3159 location and is one or more of the following:

3160 1. A masonry structure constructed without structural reinforcement or reinforced
3161 only with joint reinforcement;

3162 2. A structure ((~~with either a Group A, E or I occupancy classification, as defined~~
3163 ~~by the UBC 303.1.1, 305.1 or 308.1, and an occupant load over three hundred~~)) classified
3164 as Category III or IV for importance factor as defined by Table 1604.5 IBC;

3165 3. A structure that is four or more stories in height;

3166 4. A structure ((~~that has been identified as an essential facility occupancy~~
3167 ~~category in UBC Table 16-K~~)) with a Group LC occupancy, as defined by WAC 51-50-
3168 0313, having more than ten clients, or having more than five clients total having an
3169 evacuation capability classified as II or III, as defined by WAC 51-50-0419;

3170 5. A structure that contains a Group H occupancy, as defined in ((~~UBC 307.1~~
3171 ~~with the exception of Division 4 (repair garages) occupancy~~)) IBC 307; or

3172 6. A structure that is located in a seismic or landslide hazard area, as designated
3173 in the King County Sensitive Areas Map Folio.

3174 SECTION 287. Ordinance 14238, Section 20, and K.C.C. 16.06.030 are each
3175 hereby amended to read as follows:

3176 **Disaster damage - structural repairs ((~~UBC 3421~~)).** Chapter 34 Existing
3177 Structures of the International Building Code is supplemented with the following:

3178 **Structural repairs (IBC 3411.3).** Required structural repair levels shall be based
3179 on the ratio of the estimated cost of repairs required to restore the structural members to
3180 their pre-event condition to the estimated replacement cost of the structure.

3181 ~~((1. Required structural repair level for a damage ratio of ten percent or less~~
3182 ~~(UBC 3421.1). When the damage ratio is ten percent or less, structures, except critical~~
3183 ~~structures, as defined in K.C.C. 16.06.020, must be restore, as a minimum, to their pre-~~
3184 ~~event condition.~~

3185 ~~**EXCEPTIONS:** 1. Replacement of structural masonry shall always be provided~~
3186 ~~with reinforcement. 2. Structural masonry repairs shall be based on the recommendation~~
3187 ~~of the engineer of record.~~

3188 ~~2. Required structural repair level for a damage ratio greater than ten percent but~~
3189 ~~no more than fifty percent (UBC 3421.2).~~

3190 ~~2.1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have~~
3191 ~~the damaged structural members, including all critical ties and connections associated~~
3192 ~~with the damaged structural members, all structural members supported by the damaged~~
3193 ~~member, and all structural members supporting the damaged members repaired, replaced~~
3194 ~~or strengthened to bring them into compliance with the connection requirements and~~
3195 ~~seventy five percent of the force levels of the Uniform Building Code.~~

3196 ~~**EXCEPTION:** For structures with rigid diaphragms where the above required~~
3197 ~~repair and strengthening increases the rigidity of the resisting members, the entire lateral-~~
3198 ~~force resisting system of the structure shall be investigated. When, in the opinion of the~~
3199 ~~building official, an unsafe or adverse condition has been created as a result of the~~
3200 ~~increase in rigidity, the condition shall be corrected.~~

3201 ~~2.2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020,~~
3202 ~~conventional stud framed structures, which contain detached one or two family~~
3203 ~~dwellings, or detached occupancies classified as Group R, Division 3 or Group U,~~
3204 ~~Division 1 or accessory sheds or one story buildings not greater than two thousand square~~
3205 ~~feet, which are accessory to Group R, Division 3 occupancies, may alternatively comply~~
3206 ~~with K.C.C. 16.06.050, with the approval of the building official.~~

3207 **EXCEPTIONS:** ~~1. Structures containing occupancies classified as Group R,~~
3208 ~~Division 3 which are located in a seismic or landslide hazard area, as designated on the~~
3209 ~~King County sensitive area folio maps. 2. Structures with foundation or ground failures.~~

3210 ~~3. Required structural repair level for a damage ratio greater than fifty percent~~
3211 ~~(UBC 3421.3). When the damage ratio is greater than fifty percent, all structures shall~~
3212 ~~have the entire structure strengthened to comply with the force levels and connection~~
3213 ~~requirements of the UBC.~~

3214 ~~4. Required structural repair level for critical structures (UBC 3421.4). When the~~
3215 ~~damage ratio for critical structures, except for structures identified as essential facilities,~~
3216 ~~as defined in UBC Table 16-K, is ten percent or less, the critical structures may be~~
3217 ~~restored to the pre-event condition, except as noted in this section. When the damage~~
3218 ~~ratio for critical structures is greater than ten percent but no greater than thirty percent,~~
3219 ~~and for essential facilities when the damage ratio is greater than five percent but no~~
3220 ~~greater than thirty percent, structures shall have the damaged structural members,~~
3221 ~~including all critical ties and connections associated with the damaged structural~~
3222 ~~members, all structural members supported by the damaged member, and all structural~~
3223 ~~members supporting the damaged members repaired, replaced or strengthened to bring~~

3224 ~~them into compliance with the connection requirements and seventy-five percent of the~~
3225 ~~force levels of the UBC. When the damage ratio for critical structures and essential~~
3226 ~~facilities is greater than thirty percent, the entire structure shall be strengthened to comply~~
3227 ~~with the force levels and connection requirements of the UBC.~~

3228 **EXCEPTION:** ~~The top two floors of a four or more story structure may meet a~~
3229 ~~lesser criteria than having those levels strengthened to comply with the force levels and~~
3230 ~~connection requirements of the UBC, provided that the criteria is not less than that which~~
3231 ~~those floors would be subject to if they were in a two-story structure, based on the~~
3232 ~~damage they incurred.~~

3233 ~~5. Exception to the required structural repair level for Group H occupancies~~
3234 ~~(UBC 3421.5). When the structure owner can demonstrate that Group H occupancies are~~
3235 ~~of a minor or accessory nature, the building official may designate the structure as other~~
3236 ~~than a critical structure for structural repair design criteria purposes.~~

3237 ~~6. Disaster damage repair – evaluations required (UBC 3421.6). For all structures~~
3238 ~~listed in subsections 1, 2 and 3 of this section, UBC 3421.1, UBC 3421.2 and UBC 3421.,~~
3239 ~~proposed repair or alteration of structures shall include an evaluation of the effects of~~
3240 ~~such work to the building in its entirety. This evaluation shall include, but not be limited~~
3241 ~~to, an investigation of the effects of any induced eccentricity and changes in the~~
3242 ~~foundation and in story stiffness, as a result of the proposed improvements. When, in the~~
3243 ~~opinion of the building official, an unsafe or adverse condition has been created as a~~
3244 ~~result of such effects, the condition shall be corrected.~~

3245 ~~7. Disaster damage repair – alternatives (UBC 3421.7). The building official may~~
3246 ~~approve an alternative design criteria if the owner's engineer or architect can demonstrate,~~

3247 ~~to the satisfaction of the building official, that the structure, after repair or alteration, will~~
3248 ~~provide that level of safety as required by the intent of the UBC.~~

3249 ~~8. Appeals (UBC 3421.8), Decisions of the building official relating to the~~
3250 ~~required structural repair level may be appealed to the Building Code Advisory Board in~~
3251 ~~accordance with K.C.C. 16.04.05004.))~~

3252 NEW SECTION. SECTION 288. There is hereby added to K.C.C. chapter 16.06
3253 a new section to read as follows:

3254 **Disaster damage - Structural repairs - Required structural repair level for a**
3255 **damage ratio of ten percent or less.** Chapter 34 Existing Structures of the International
3256 Building Code is supplemented with the following:

3257 **Required structural repair level for a damage ratio of ten percent or less.**
3258 **(IBC 3411.3.1).** When the damage ratio is ten percent or less, structures, except critical
3259 structures, as defined in K.C.C. 16.06.020, must be restored, as a minimum, to their pre-
3260 event condition.

3261 **EXCEPTIONS:**

3262 1. Replacement of structural masonry shall always be provided with
3263 reinforcement.

3264 2. Structural masonry repairs shall be based on the recommendation of the
3265 engineer of record.

3266 NEW SECTION. SECTION 289. There is hereby added to K.C.C. chapter 16.06
3267 a new section to read as follows:

3268 **Disaster damage - Structural repairs - Required structural repair level for a**
3269 **damage ratio greater than ten percent but no more than fifty percent.** Chapter 34

Existing Structures of the International Building Code is supplemented with the following:

Required structural repair level for a damage ratio greater than ten percent but no more than fifty percent (IBC 3411.3.2).

1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and eighty percent of the force levels of the International Building Code.

EXCEPTION: For structures with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the structure shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020, conventional stud framed structures, which contain detached one or two family dwellings, or detached occupancies classified as Group R, Division 3 or Group U, or accessory sheds or one story buildings not greater than two thousand square feet, which are accessory to detached one or two family dwellings, or are accessory to Group R, Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the approval of the building official.

EXCEPTIONS:

3293 2.1. Structures which are located in a seismic or landslide hazard area, as
3294 designated on the King County sensitive area folio maps.

3295 2.2. Structures with foundation or ground failures.

3296 NEW SECTION. SECTION 290. There is hereby added to K.C.C. chapter 16.06
3297 a new section to read as follows:

3298 **Disaster damage - Structural repairs - Required structural repair level for a**
3299 **damage ratio greater than fifty percent.** Chapter 34 Existing Structures of the
3300 International Building Code is supplemented with the following:

3301 **Required structural repair level for a damage ratio greater than fifty**
3302 **percent. (IBC 3411.3.3).** When the damage ratio is greater than fifty percent, all
3303 structures shall have the entire structure strengthened to comply with the force levels and
3304 connection requirements of the International Building Code.

3305 NEW SECTION. SECTION 291. There is hereby added to K.C.C. chapter 16.06
3306 a new section to read as follows:

3307 **Disaster damage - Structural repairs - Required structural repair level for**
3308 **critical structures.** Chapter 34 Existing Structures of the International Building Code is
3309 supplemented with the following:

3310 **Required structural repair level for critical structures. (IBC 3411.3.4).** When
3311 the damage ratio for critical structures, except for structures identified as essential
3312 facilities in seismic use Group IV, as listed in IBC Table 1604.5, is ten percent or less,
3313 the critical structures may be restored to the pre-event condition, except as noted in this
3314 section. When the damage ratio for critical structures is greater than ten percent but no
3315 greater than thirty percent, and for essential facilities when the damage ratio is greater

than five percent but no greater than thirty percent, structures shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and eighty percent of the force levels of the International Building Code. When the damage ratio for critical structures and essential facilities as listed in seismic use Group IV IBC Table 1604.5, is greater than thirty percent, the entire structure shall be strengthened to comply with the force levels and connection requirements of the International Building Code.

EXCEPTION: The top two levels of a four or more level structure may meet a lesser criteria than having those levels strengthened to comply with the force levels and connection requirements of the International Building Code, provided that the criteria is not less than that which those levels would be subject to if they were in a two level structure, based on the damage they incurred.

NEW SECTION. SECTION 292. There is hereby added to K.C.C. chapter 16.06 a new section to read as follows:

Disaster damage - Structural repairs - Exception to the required structural repair level for Group H occupancies. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Exception to the required structural repair level for Group H occupancies. (IBC 3411.3.5). When the structure owner can demonstrate that Group H occupancies are of a minor or accessory nature, the building official may designate the structure as other than a critical structure for structural repair design criteria purposes.

3339 NEW SECTION. SECTION 293. There is hereby added to K.C.C. chapter 16.06
3340 a new section to read as follows:

3341 **Disaster damage - Structural repairs - evaluations required.** Chapter 34
3342 Existing Structures of the International Building Code is supplemented with the
3343 following:

3344 **Evaluations required (IBC 3411.3.6).** For all structures having at least a ten
3345 percent damage ration, but are not required to have the entire structure strengthened to
3346 comply with the force levels and connection requirements of the International Building
3347 Code, proposed repair or alteration of structures shall include an evaluation of the effects
3348 of such work to the building in its entirety. This evaluation shall include, but not be
3349 limited to, an investigation of the effects of any induced eccentricity and changes in the
3350 foundation and in story stiffness, as a result of the proposed improvements. When, in the
3351 opinion of the building official, an unsafe or adverse condition has been created as a
3352 result of such effects, the condition shall be corrected.

3353 NEW SECTION. SECTION 294. There is hereby added to K.C.C. chapter 16.06
3354 a new section to read as follows:

3355 **Disaster damage - Structural repairs - alternatives.** Chapter 34 Existing
3356 Structures of the International Building Code is supplemented with the following:

3357 **Alternatives (IBC 3411.3.7).** The building official may approve an alternative
3358 design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of
3359 the building official, that the structure, after repair or alteration, will provide that level of
3360 safety as required by the intent of the International Building Code.

3361 NEW SECTION. SECTION 295. There is hereby added to K.C.C. chapter 16.06
3362 a new section to read as follows:

3363 **Disaster damage - Structural repairs - Appeals.** Chapter 34 Existing Structures
3364 of the International Building Code is supplemented with the following:

3365 **Appeals (IBC 3411.3.8).** Decisions of the building official relating to the
3366 required structural repair level may be appealed to the Building Code Advisory Board in
3367 accordance with K.C.C. 16.04.05004 as recodified by this ordinance.

3368 SECTION 296. Ordinance 14238, Section 21, and K.C.C. 16.06.040 are each
3369 hereby amended to read as follows:

3370 **Disaster damage repair - special provisions (((UBC 3422))).** Chapter 34
3371 Existing Structures of the International Building Code is supplemented with the
3372 following:

3373 **Special provisions (IBC 3411.4).** The following special provision shall apply
3374 when the damage ratio is greater than ten percent:

3375 1. A structure containing an occupancy classified as Group R or any townhouse
3376 structure, which contains five or more dwelling units and which contains parking shall
3377 have any level containing parking and the connections of any parking level to adjacent
3378 levels strengthened to comply with the force levels and connection requirements of the
3379 ~~((UBC))~~ International Building Code.

3380 **EXCEPTION:** A wood-frame structure of one or two stories or one story and a
3381 basement, provided that no dwelling units are located above parking areas.

2. A structure having concrete tilt-up or masonry bearing walls shall be provided with a positive connection between the walls and roof diaphragm sized in accordance with the ~~((UBC))~~ International Building Code.

3. A masonry structure, constructed without structural reinforcement or reinforced only with joint reinforcement, which has not been identified as an essential facility ~~((occupancy category in UBC Table 16-K,))~~ classified as Category IV for importance factor as listed in Table 1604.5 IBC and does not contain Group H occupancies~~((, other than Division 4, repair garages,))~~ shall comply with the ~~((Uniform))~~ International Existing Building Code ((for Building Conservation)), Appendix Chapter A1. These structures, which are ~~((used as an))~~ identified as essential ((facility,)) facilities and listed in Category IV for importance factor as defined by Table 1604.5 IBC or contain Group H occupancies~~((, other than Division 4, repair garages,))~~ shall have the entire structure strengthened to comply with the force levels and connection requirements of the ~~((UBC))~~ International Building Code.

4. For repairs to structures located in a seismic hazard area, as identified on the King County sensitive areas map folio, consideration shall be given to potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil bearing capacity in accordance with a foundation investigation as required by ~~((UBC Section 1804.2))~~ IBC 1802.

5. For repairs to structures located in a landslide hazard area, as identified on the King County sensitive areas map folio, an evaluation of the risks shall be made by a geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is

prohibited, when the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the structure exceeds thirty percent. Repair proposals and construction shall be in conformance with recommendations of the geotechnical engineer of record.

SECTION 297. Ordinance 14238, Section 22, and K.C.C. 16.06.050 are each hereby amended to read as follows:

Disaster damage repairs - alternative residential provisions (~~((UBC 3423)))~~.
Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Alternative residential provisions (IBC 3411.5). When the structure is not a critical structure and the damage ratio is greater than ten percent, but less than fifty percent, conventional stud framed structures which contain detached one or two family dwellings, or occupancies classified as Group R, Division 3 or Group U(~~(, Division 1)~~) or accessory sheds or one story buildings not greater than two thousand square feet, which are accessory to detached one and two family dwellings, or are accessory to Group R, Division 3 occupancies, shall, at a minimum, be restored to their pre-event condition. If restored to their pre-event condition, the following provisions also apply:

1. Damaged required braced panels shall be repaired or replaced.
2. The wood frame shall be attached to the foundation with not less than the following, or its equivalent: one-half inch anchor bolt at six feet on center where one floor is supported on the foundation; or one-half inch anchor bolt at four feet on center where two or three stories are supported on the foundation. Each foundation bolt newly

installed for compliance with this section shall be provided with plate washers a minimum of two inch by two inch by three-sixteenths inch thick.

3. At each level, in each direction, minimum bracing shall be provided as follows:

3.1. Braced wall panels shall be in a quantity such that the total amount of braced wall panels shall be not be less than eighteen percent of the building width at first story of two stories, or second story of three stories.

3.2. The total amount of braced wall panels shall be not less than thirty percent of the building width at the first story of three stories.

3.3. Construction of braced wall panels shall be one of ~~((the))~~ methods listed as methods 2 through 8 in ((UBC 2320.11.3)) IBC 2308.9.3, Bracing, or ((may fully comply with K.C.C. 16.04.05049, UBC 2320.11.4)) be an approved shear panel. On an approved shear panel, all elements must comply with the provisions of the listing.

3.4. Braced wall panels shall be installed so that there is no unbraced section along the wall exceeding thirty-two feet, except that braced wall panels shall be installed so there is no unbraced section along the wall exceeding twenty-five feet at the first story of three stories.

3.5. No braced wall panel less than two feet shall be considered to satisfy a portion of the overall length requirement, unless fully complying with ~~((K.C.C. 16.04.05049, UBC 2320.11.4))~~ all the provisions of the listing of an approved shear panel.

3.6. Braced wall panels shall be provided with ties to the wall below or to the foundation to resist overturning where the braced wall panel is less than three feet at the first and second story of three stories and first of two stories.

~~((3.7. Alternative braced wall panels shall comply with K.C.C. 16.04.05049, UBC 2320.11.4.))~~

SECTION 298. Ordinance 14238, Section 23, and K.C.C. 16.06.060 are each hereby amended to read as follows:

Disaster damage - nonstructural repairs to light fixtures and suspended ceilings ~~((UBC 3424))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Nonstructural repairs to light fixtures and suspended ceilings (IBC 3411.6).
Regardless of the damage ratio, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and suspension systems shall be required to fully comply with the requirements of this code, ASTM C 635 and ~~((UBC Standard 25-2))~~ ASTM C 636. Undamaged light fixtures and suspension systems shall have the additional support and bracing, provided that is required in ~~((UBC Standard 25-2))~~ ASTM C 635 and ASTM C 636.

SECTION 299. Ordinance 14238, Section 24, and K.C.C. 16.06.070 are each hereby amended to read as follows:

Disaster damage - repair criteria for masonry chimneys ~~((UBC 3425))~~. Chapter 34 Existing Structures of the International Building Code is supplemented with the following:

Repair criteria for masonry chimneys (IBC 3411.7).

3471 1. All damaged masonry chimneys must be repaired or reconstructed to comply
3472 with the requirements of ((~~UBC Chapter 31~~)) IBC 2113, repaired or reconstructed with
3473 pre-manufactured chimneys or they shall be removed. When only a portion of the
3474 masonry chimney requires repair, damaged portions of chimneys shall be removed and
3475 repaired in accordance with the following criteria:

3476 1.1. When the damaged portion of the chimney is located between the roof line
3477 and the top of the chimney, the damaged portion shall be removed to the roof line
3478 provided the roof and ceiling anchorage are in sound condition. The reconstructed
3479 portion of the chimney shall be braced to the roof structure.

3480 1.2. For a single story structure in which the damaged portion of the chimney is
3481 below the roofline or the damaged portion extends from above the roofline to below the
3482 roofline, the chimney shall be removed to the top of the fireplace.

3483 1.3. For a multistory structure, the damaged portion of the chimney shall be
3484 removed from the top to a floor line where sound anchorage is found.

3485 1.4. In any structure where the firebox has been damaged, the entire chimney
3486 and firebox shall be removed to the foundation. If the fireplace foundation is in sound
3487 condition, the firebox and chimney may be reconstructed using the existing foundation.
3488 If the fireplace foundation has been damaged, the fireplace foundation shall be removed
3489 and replaced.

3490 2. Where existing conditions preclude the installation of all anchorage required
3491 by ((~~UBC Chapter 31~~)) IBC 2113, alternate systems may be used in accordance with the
3492 alternate methods and materials provisions of the current code when approved by the

3493 building official. Such alternate systems shall be designed and detailed by a structural
3494 engineer, civil engineer or architect.

3495 3. When the portion of the chimney extending above the roof line exceeds three
3496 times the least dimension of the chimney, that portion above the roof line shall be braced
3497 to the roof structure.

3498 SECTION 300. Ordinance 14238, Section 25, and K.C.C. 16.06.080 are each
3499 hereby amended to read as follows:

3500 **Disaster damage - certified compliance program for nonstructural and**
3501 **"stand-alone" structural repairs (~~((UBC 3426)))~~.** Chapter 34 Existing Structures of the
3502 International Building Code is supplemented with the following:

3503 **Certified compliance program for nonstructural and "stand-alone"**
3504 **structural repairs (IBC 3411.8).** The building official may establish a certified
3505 compliance program by public rule in accordance with K.C.C. chapter 2.98. This program
3506 will allow certain repairs to disaster damaged structures through an issued building permit
3507 without requiring an engineered repair design and without submitting plans for review by
3508 King County.

3509 1. Repairs authorized under this program will be where the damage is limited to
3510 nonstructural components, such as chimneys and stand-alone structural systems, such as
3511 masonry or concrete masonry walls.

3512 2. The program would require that nonstructural and stand-alone structural repairs
3513 be performed only by registered contractors who can demonstrate competence in standards
3514 set forth in the public rule.

3515 3. The program may waive the requirement for inspection of the nonstructural and
3516 stand alone structural repairs, provided the registered contractor provides certification that
3517 the repairs have been completed in accordance with the approved permit and the repair
3518 criteria.

3519 4. Repair criteria and required standards for registered contractors shall be set forth
3520 in the public rule.

3521 SECTION 301. Ordinance 14111, Section 73, and K.C.C. 16.10.010 are each
3522 hereby amended to read as follows:

3523 **((Adoption)) Purpose.** ~~The ((Uniform Building Security Code, 1997 Edition, as~~
3524 ~~published by or jointly with the International Conference of Building Officials, together~~
3525 ~~with amendments, additions and deletions hereinafter adopted by reference, together with~~
3526 ~~amendments, additions and deletions hereinafter adopted by reference, together with the~~
3527 ~~state building code and with King County modifications which shall be adopted and~~
3528 ~~codified in)) purpose of this chapter ((are adopted)) is to establish minimum standards to~~
3529 ~~make dwelling units resistant to unlawful entry. This chapter shall be known as the King~~
3530 ~~County building security code and hereinafter referred to as security code or "((U))BSC."~~

3531 SECTION 302. Ordinance 12560, Section 58, as amended, and K.C.C. 16.10.020
3532 are each hereby amended to read as follows:

3533 **Scope.** ~~((Section 1025 of the Uniform Building Security Code is not adopted and~~
3534 ~~the following is substituted:~~

3535 **Scope (UBSC 1025-))**

3536 1. The provisions of this chapter shall apply to openings into all new and existing
3537 dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or

3538 leased Group R, Division 3 Occupancies; one and two family dwellings and townhouses
3539 and to openings between attached garages and dwelling units. Except for vehicular
3540 access, door openings in enclosed attached garages shall be in accordance with the
3541 provisions of this chapter.

3542 2. Upon the conversion from an owner occupied dwelling to a rented or leased
3543 dwelling, the provisions shall take effect immediately.

3544 3. The provisions of this code shall be applied to non-conforming structures
3545 during the course of applying for the appropriate permits and complying with
3546 development requirements through construction inspection prior to the issuance of a final
3547 certificate of occupancy.

3548 4. The provisions of this code shall be applied to non-conforming structures
3549 through subsequent building permit applications and a public information campaign.

3550 **EXCEPTIONS:**

3551 1. An opening in an exterior wall when all portions of such openings are more
3552 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible
3553 surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio,
3554 planter, porch or similar area.

3555 2. An opening in an exterior wall when all portions of such openings are more
3556 than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any
3557 adjoining roof, balcony, landing, stair tread, platform or similar structure or when any
3558 portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3559 3. Any opening in a roof when all portions of such roof are more than 12 feet
3560 (3.658 m) above an accessible surface.

4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided that the closest edge of the opening is at least 36 inches (.914 m) from the locking device of the door or window assembly.

5. Openings protected by required fire door assemblies having a fire-endurance rating of not less than 45 minutes.

SECTION 303. Ordinance 12560, Section 59, as amended, and K.C.C. 16.10.030 are each hereby amended to read as follows:

UBSC - Entry vision. ~~((Section 1028 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Entry vision (UBSC 1028).)) Every exit and entry door from a leased or rented dwelling unit shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. ~~((Except as provided in Section 1005.8 of the Uniform Building Code, such))~~ The view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. View ports installed in accordance with this section in existing 20 minute and 45 minute rated fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its listing. Exit doors from a dwelling unit which have windows or are otherwise transparent and offer at least a 180 degree view of the area immediately outside the door shall be exempt from the requirements of this section.

SECTION 304. Ordinance 12560, Section 60, as amended, and K.C.C. 16.10.040 are each hereby amended to read as follows:

Strike plate installation. ~~((Section 1029.2 of the Uniform Building Security Code is not adopted and the following is substituted:~~

~~Strike plate installation (UBSC 1029.2).))~~

1. In wood-frame construction, an open space between trimmers and wood doorjambs shall be solid shimmed by a single piece extending not less than 12 inches (.305 m) above and below the strike plate.

2. Strike plates shall be attached to the door frame with not less than two No. 8 by two and one-half (2-1/2) inch screws.

3. All strike plates of doors in pairs shall be installed as tested.

SECTION 305. Ordinance 12560, Section 61, as amended, and K.C.C. 16.10.050 are each hereby amended to read as follows:

Locking hardware. ~~((Section 1029.4 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Locking hardware (UBSC 1029.4).)) Manually operated edge- or surface-mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall be constructed so that the dead bolt lock shall be opened from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

SECTION 306. Ordinance 12560, Section 62, as amended, and K.C.C. 16.10.060 are each hereby amended to read as follows:

Sliding doors. ~~((Section 1030 of the Uniform Building Security Code is not adopted and the following is substituted:~~

Sliding doors (UBSC 1030).)) Every exterior sliding door from a dwelling unit shall be equipped from the interior with a patio door bar lock or patio pin type locking device. ~~((Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard No. 10-5, Part II.))~~

3607 SECTION 307. Ordinance 12560, Section 63, as amended, and K.C.C. 16.10.070
3608 are each hereby amended to read as follows:

3609 **Windows.** ~~((Section 1031 of the Uniform Building Security Code is not adopted~~
3610 ~~and the following is substituted:~~

3611 **Windows (UBSC 1031:))** All window assemblies which open and which are
3612 regulated by this code shall ~~((comply with U.B.C. Standard No. 10-6 and shall))~~ be
3613 equipped with latching devices which operate from the interior, unless such windows are
3614 protected by approved metal bars, screens or grilles. Louvered windows regulated by this
3615 chapter shall be protected by approved metals bars, screens or grilles. ~~((See also Uniform~~
3616 ~~Building Code Section 309.4:))~~

3617 SECTION 308. Ordinance 12560, Section 64, as amended, and K.C.C. 16.10.080
3618 are each hereby amended to read as follows:

3619 **Alternate materials and methods.** ~~((Section 1032 of the Uniform Building~~
3620 ~~Security Code is not adopted and the following is substituted:~~

3621 **Alternative materials or methods (UBSC 1032:))** The provisions of this
3622 chapter are not intended to prevent the use of any material, device, hardware or method
3623 not specifically prescribed in this chapter. The building official, may approve a
3624 substitution of an alternative security device if the device is equally capable of resisting
3625 illegal entry and the installation of the device does not conflict with the requirements of
3626 this code or the requirements of other ordinances regulating safe exits.

3627 SECTION 309. Ordinance 12560, Section 65, as amended, and K.C.C. 16.10.090
3628 are each hereby repealed.

3629 SECTION 310. Ordinance 14111, Section 118, and K.C.C. 16.12.010 are each
3630 hereby amended to read as follows:

3631 **Adoption.** The ~~((Uniform))~~ International Mechanical Code, with ~~((Appendices~~
3632 ~~and with the Uniform Mechanical Code Standards))~~ Appendix A, as amended in chapter
3633 51-~~((42))~~52 WAC effective July 1, ~~((1998))~~ 2004, as published by or jointly with the
3634 ~~((conference of Building Officials))~~ International Code Council, Inc., together with
3635 amendments, additions and deletions hereinafter adopted by reference, together with the
3636 state building code and with King ~~((e))~~County modifications which shall be adopted and
3637 codified in this chapter are adopted as the King County mechanical code and hereinafter
3638 referred to as "~~((UMC))~~IMC."

3639 NEW SECTION. SECTION 311. There is hereby added to K.C.C. chapter 16.12
3640 a new section to read to read as follows:

3641 **Department of Mechanical Inspection.** Section 103 of the International
3642 Mechanical Code is not adopted.

3643 SECTION 312. Ordinance 12560, Section 100, as amended, and K.C.C.
3644 16.12.020 are each hereby amended as follows:

3645 ~~((Powers and d))~~Duties and powers of the building official - General. Section
3646 ~~((108.1))~~ 104.1 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the
3647 following is substituted:

3648 **General** ~~((UMC 108.1))~~ IMC 104.1. ~~((1-))~~ The building official is hereby
3649 authorized and directed to enforce all the provisions of this code, except the fuel gas
3650 piping requirements contained in ~~((Chapter 22 of Appendix B))~~ the International Fuel
3651 Gas Code. Fuel-gas piping shall be enforced by the director of public health. For such

purposes the building official and public health director shall have the powers of a law enforcement officer with right to entry and serving of notice and orders.

~~((2. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.))~~

NEW SECTION. SECTION 313. There is hereby added to K.C.C. chapter 16.12 a new section to read as follows:

Duties and powers of the building official – Rule-making authority. Section 104.2 of the International Mechanical Code is not adopted and the following is substituted:

Rule-making authority (IMC 104.2). The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

SECTION 314. Ordinance 12560, Section 101, as amended, and K.C.C. 16.12.030 are each hereby amended to read as follows:

~~((Powers and d))~~**Duties and powers of the building official - Right of entry.**
Section ~~((108.3))~~ 104.5 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

3674 **Duties and powers of the building official - Right of entry (~~(UMC 108.3))~~)**

3675 **IMC 104.5.** The right of entry shall be in accordance with the procedures specified in
3676 K.C.C. Title 23.

3677 NEW SECTION. SECTION 315. There is hereby added to K.C.C. chapter 16.12
3678 a new section to read as follows:

3679 **Duties and powers of the building official - Notices and orders.** Section 104.7
3680 of the International Mechanical Code is not adopted.

3681 SECTION 316. Ordinance 12560, Section 105, as amended, and K.C.C.
3682 16.12.070 are each hereby amended as follows:

3683 (~~(UMC administration)~~) **Permits - Application.** Section (~~((413.1))~~) 106.3 of the
3684 (~~(Uniform)~~) International Mechanical Code is not adopted and the following is
3685 substituted:

3686 **Application (~~((UMC 113.1))~~) IMC 106.3.** To obtain a permit, the applicant shall
3687 first file an application therefor in writing on a form furnished by the (~~((code enforcement~~
3688 ~~agency))~~) department for that purpose. Every such application shall:

3689 1. Identify and describe the work to be covered by the permit for which the
3690 application is made.

3691 2. Describe the land on which the proposed work is to be done by legal
3692 description, street address or similar description that will readily identify and definitely
3693 locate the proposed building or work.

3694 3. Indicate the use or occupancy for which the proposed work is intended.

3695 4. Be accompanied by plans, diagrams, computations and specifications and other
3696 data as required in Section (~~((413.2))~~) 106.3.1.

3697 5. Be signed by the applicant or an authorized agent of the applicant.

3698 6. Designate who the applicant is, on a form prescribed by the department. If this
3699 form is not provided at the time of complete application and if the applicant is a public
3700 agency or a public or private utility, the applicant shall include in the complete
3701 application an affidavit declaring that notice of the pending application has been given to
3702 all owners of property to which the application applies, on a form provided by the
3703 department.

3704 7. Give such other data and information as may be required by the building
3705 official.

3706 NEW SECTION. SECTION 317. There is hereby added to K.C.C. chapter 16.12
3707 a new section to read as follows:

3708 **Permits – Permit issuance - Approved construction documents.** Section
3709 106.4.1 of the International Mechanical Code is not adopted and the following is
3710 substituted:

3711 **Approved construction documents (IMC 106.4.1).** When the building official
3712 issues the permit where construction documents are required, the construction documents
3713 shall be approved, in writing or by stamp, as "Reviewed for Code Compliance." Such
3714 approved construction documents shall not be changed, modified or altered without
3715 authorization from the building official. Work shall be done in accordance with the
3716 approved construction documents.

3717 The building official shall have the authority to issue a permit for the construction
3718 of part of a mechanical system before the construction documents for the entire system
3719 have been submitted or approved, provided adequate information and detailed statements

have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire mechanical system will be granted.

SECTION 318. Ordinance 12560, Section 106, as amended, and K.C.C. 16.12.080 are each hereby amended to read as follows:

((Application for p))Permits – Permit issuance - Expiration of application.
Section 106.4.3 of the International Mechanical Code is not adopted and the following is substituted:

Expiration of application (IMC 106.4.3). Plan applications for which a permit is not issued shall be deemed canceled by the permittee if:

1. No action is taken by the applicant for 60 days after notice of additional information required is mailed to the applicant, or by a date set by the building official; or
2. No permit is issued within 60 days after notice that the permit is ready has been mailed to the applicant, or by a date set by the building official.

SECTION 319. Ordinance 12560, Section 107, as amended, and K.C.C. 16.12.090 are each hereby amended to read as follows:

Permits - Permit issuance – Expiration of permit. Section ~~((114.4.1))~~ 106.4.4 of the ~~((Uniform))~~ International Mechanical Code is not adopted and the following is substituted:

Expiration ~~((UMC 114.4.1))~~ of permit (IMC 106.4.4). Every permit issued by the ~~((King County))~~ department ~~((of development and environmental services))~~, under the provisions of this code shall expire by limitations and become null and void one year

3742 from date of issue. Issued permits may be extended for one year periods subject to the
3743 following conditions:

3744 1. An application for a permit extension together with the applicable fee is
3745 submitted to the department (~~((of development and environmental services))~~) at least seven
3746 (7), but no more than sixty (60), calendar days prior to the date the original permit
3747 becomes null and void. Once the permit extension application is submitted, work may
3748 continue past the expiration date of the original permit, provided that the extension
3749 application is not denied. If the extension application is denied, all work must stop until a
3750 valid permit is obtained.

3751 2. If construction of mechanical system has not substantially commenced, as
3752 determined by the building official, within two years from the date of the first issued
3753 permit and the building and the structure is no longer authorized by the zoning code or
3754 other applicable law, then the permit shall not be extended.

3755 3. An applicant may request a total of two permit extensions provided there are
3756 no substantial changes in the approved plans and specifications.

3757 4. The building official may extend a mechanical system permit beyond the
3758 second extension only to allow completion of a mechanical system authorized by the
3759 original permit and substantially constructed. If substantial work, as determined by the
3760 building official, has not commenced on a mechanical system authorized in the original
3761 permit, then a new permit will be required for construction to proceed.

3762 5. The (~~((staff of the))~~) department (~~((of development and environmental services))~~)
3763 may revise a permit at the permittee's request but such a revision does not constitute a
3764 renewal or otherwise extend the life of the permit.

3765 SECTION 320. Ordinance 12560, Section 108, as amended, and K.C.C.

3766 16.12.100 are each hereby amended as follows:

3767 **Permits – Permit issuance - Fees.** Section ~~((115))~~ 106.5 of the ~~((Uniform))~~

3768 International Mechanical Code is not adopted and the following is substituted ((by the)):

3769 **Fees (IMC 106.5).** Fees shall be assessed according to K.C.C. Title 27. For the
3770 purposes of K.C.C. Title 27 the nationally recognized standard shall be Rate Table 1-A as
3771 published by ICBO in the 1997 Uniform Building Code and is reprinted here:

<u>TOTAL VALUATION</u>	<u>FEE</u>
<u>\$1.00 to \$500.00</u>	<u>\$23.50</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$993.75 for the first \$50,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</u>

<u>\$100,001.00 to</u> <u>\$500,000.00</u>	<u>\$1,093.13 for the first \$100,000.00 plus \$6.16 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$500,000.00</u>
<u>\$500,001.00 to</u> <u>\$1,000,000.00</u>	<u>\$3,233.75 for the first \$500,000.00 plus \$4.75 for</u> <u>each additional \$1,000.00, or fraction thereof, to and</u> <u>including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for</u> <u>each additional \$1,000.00, or fraction</u>

3772 NEW SECTION. SECTION 321. There is hereby added to K.C.C. chapter 16.12

3773 a new section to read to read as follows:

3774 **Inspections and testing - Reinspections.** Section 107.2.3 of the International
3775 Mechanical Code is not adopted and the following is substituted:

3776 **Reinspections (IMC 107.2.3).** A reinspection fee may be assessed for each
3777 inspection or reinspection when such portion of work for which inspection is called is not
3778 complete or when corrections called for are not made.

3779 This subsection is not to be interpreted as requiring reinspeciton fees the first time
3780 a job is rejected for failure to comply with the requirements of this code, but as
3781 controlling the practice of calling for inspections before the job is ready for such
3782 inspection or reinspection.

3783 Reinspection fees may be assessed when the inspection record card is not posted
3784 or otherwise available on the work site, the approved plans are not readily available to the

inspector, for failure to provide access on the date for which inspection is requested, or
fro deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant must request a reinspection and pay the
reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

In instances where reinspection fees have been assessed, no additional inspection
of the work will be preformed until the required fees have been paid.

SECTION 322. K.C.C. 16.12.060, as amended by this ordinance, is hereby
recodified as a new section in K.C.C. chapter 16.12.

SECTION 323. Ordinance 12560, Section 104, as amended, and K.C.C.
16.12.060 are each hereby amended to read as follows:

~~((UMC-v))~~Violations - General. Section ~~((111.1))~~ 108.1 of the ~~((Uniform))~~
International Mechanical Code is not adopted and the following is substituted:

General ~~((-UMC 111.1))~~ IMC 108.1.

1. It shall be unlawful for a person, firm or corporation to erect, construct,
enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or
maintain mechanical systems or equipment in the County, or cause or permit the same to
be done contrary to or in violation of this code.

2. Enforcement of this section shall be in accordance with the procedures
specified in K.C.C. Title 23.

NEW SECTION. SECTION 324. There is hereby added to K.C.C. chapter 16.12
a new section to read as follows:

Violations – Sections not adopted. Sections 108.2, 108.3, 108.4, 108.6, 108.7.1,
108.7.2 and 108.7.3 of the International Mechanical Code are not adopted.

3808 SECTION 325. K.C.C. 16.12.040, as amended by this ordinance, is hereby
3809 recodified as a new section in K.C.C. chapter 16.12.

3810 SECTION 326. Ordinance 12560, Section 102, as amended, and K.C.C.
3811 16.12.040 are each hereby amended to read as follows:

3812 **~~((Powers and duties of building official--))~~ Violations - Stop orders and**
3813 **correction notices.** Section ~~((108.4))~~ IMC 108.5 of the ~~((Uniform))~~ International
3814 Mechanical Code is not adopted and the following is substituted:

3815 **Stop orders and correction notices** ~~((UMC 108.4))~~ **IMC 108.5.**

3816 1. When any work is being done contrary to the provisions of this code, the
3817 building official may order the work stopped by notice in writing served on any person
3818 engaged in the doing or causing such work to be done, or by posting such notice on the
3819 premises where the work is being done, and such persons shall forthwith stop work until
3820 authorized by the building official to proceed with the work.

3821 2. Whenever any work is being done contrary to the provisions of this code, the
3822 building official may order the violations corrected without ordering all work stopped by
3823 issuing a correction notice which identifies the violation. The correction notice may
3824 require reinspection prior to further construction or at the time of the next required
3825 inspection. The correction notice shall be served or posted in the same manner as a stop
3826 work order.

3827 SECTION 327. K.C.C. 16.12.050, as amended by this ordinance, is hereby
3828 recodified as a new section in K.C.C. chapter 16.12.

3829 SECTION 328. Ordinance 12560, Section 103, as amended, and K.C.C.
3830 16.12.050 are each hereby amended to read as follows:

3831 ~~((UMC))~~ **IMC board of appeals - General.** Section ~~((110.1))~~ 109.1 of the
3832 ~~((Uniform))~~ International Mechanical Code is not adopted and the following is
3833 substituted:

3834 **General ~~((UMC 110.1))~~ (IMC 109.1).** In order to hear and decide appeals of
3835 orders, decisions or determinations made by the building official relative to the
3836 application and interpretations of this code, there shall be and is hereby created a
3837 ~~((mechanical))~~ building code board of appeals consisting of ~~((thirteen))~~ nine members
3838 who are qualified by experience and training to pass upon matters pertaining to
3839 mechanical design and building construction. The building official shall be an ex-officio
3840 member and shall act as secretary to said board. The board of appeals shall be appointed
3841 by the county executive and confirmed by the county council, and shall serve for a four-
3842 year term or until their successors are appointed and qualified. The board shall adopt
3843 rules of procedure for conducting its business and shall render all decisions and findings
3844 in writing to the appellant with a duplicate copy to the building official, which shall be
3845 advisory unless otherwise specified in this code. The board may also recommend to the
3846 Council new legislation regarding the subject matter of this code.

3847 NEW SECTION. SECTION 329. There is hereby added to K.C.C. chapter 16.12
3848 a new section to read as follows:

3849 **IMC board of appeals - Administration.** Sections 109.2 through 109.7 and all of
3850 the subsections thereto of the International Mechanical Code are not adopted.

3851 SECTION 330. K.C.C. 16.16.010, as amended by this ordinance, K.C.C.
3852 16.20.030, as amended by this ordinance, K.C.C. 16.20.020, as amended by this ordinance,
3853 sections 337 through 341 of this ordinance, K.C.C. 16.16.020, as amended by this

ordinance, K.C.C. 16.16.060, as amended by this ordinance, K.C.C. 16.16.040, as amended by this ordinance, K.C.C. 16.16.140, as amended by this ordinance, K.C.C. 16.16.160, as amended by this ordinance, sections 352 through 355 of this ordinance, K.C.C. 16.16.170, as amended by this ordinance, sections 358 through 360 of this ordinance, K.C.C. 16.16.180, as amended by this ordinance, K.C.C. 16.20.170, as amended by this ordinance, K.C.C. 16.20.180, as amended by this ordinance, sections 367 through 371 of this ordinance, K.C.C. 16.21.010, as amended by this ordinance, K.C.C. 16.21.020, as amended by this ordinance, K.C.C. 16.21.030, as amended by this ordinance, K.C.C. 16.21.040, as amended by this ordinance, K.C.C. 16.21.050, as amended by this ordinance, K.C.C. 16.21.060, as amended by this ordinance, K.C.C. 16.21.070, as amended by this ordinance, K.C.C. 16.21.080, as amended by this ordinance, K.C.C. 16.21.090, as amended by this ordinance, K.C.C. 16.21.100, as amended by this ordinance, K.C.C. 16.21.110, as amended by this ordinance, K.C.C. 16.16.220, as amended by this ordinance, section 396 of this ordinance, K.C.C. 16.16.190, as amended by this ordinance, section 399 of this ordinance, K.C.C. 16.16.030, as amended by this ordinance, K.C.C. 16.16.130, as amended by this ordinance, sections 406 through 410 of this ordinance, K.C.C. 16.16.090, as amended by this ordinance, section 413 of this ordinance, K.C.C. 16.16.100, as amended by this ordinance, sections 416 and 417 of this ordinance and sections 421 through 423 of this ordinance should constitute a new chapter in K.C.C. Title 16.

SECTION 331. K.C.C. 16.16.010, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

3876 SECTION 332. Ordinance 14111, Section 129, and K.C.C. 16.16.010 are each
3877 hereby amended to read as follows:

3878 **Adoption.** The ~~((Uniform Housing))~~ International Property Maintenance Code,
3879 ~~((1997))~~ 2003 Edition, as published by ~~((or jointly with))~~ the International ~~((Conference~~
3880 ~~of Building Officials))~~ Code Council, together with amendments, additions and deletions
3881 hereinafter adopted by reference, together with ~~((the state building code and with))~~ King
3882 County modifications which shall be adopted and codified in this chapter are adopted as
3883 the King County ~~((housing))~~ property maintenance code and hereinafter referred to as
3884 ~~(("UHC."))~~ "IPMC." Chapter 8, Referenced Standards, is not adopted.

3885 SECTION 333. K.C.C. 16.20.030, as amended by this ordinance, is hereby
3886 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3887 ordinance).

3888 SECTION 334. Ordinance 12560, Section 127, as amended, and K.C.C.
3889 16.20.030 are each hereby amended to read as follows:

3890 **General - Scope** ~~((--UCADB Section 102.2))~~. Section ~~((102.2))~~ 101.2 of the
3891 ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of Dangerous~~
3892 ~~Buildings))~~ is not adopted and the following is substituted:

3893 **Scope** ~~((UCADB 102.2))~~ **(IPMC 101.2).** The provisions of this code shall
3894 apply to all existing residential and nonresidential structures, all existing premises,
3895 dangerous buildings or nuisances~~((, as herein defined,))~~ which are now in existence or
3896 which may hereafter become dangerous in the county and constitute minimum
3897 requirements and standards for premises, structures, equipment and facilities for light,
3898 ventilation , space, heating, sanitation, protection from the elements, life safety, safety

3899 from fire and other hazards, and for safe and sanitary maintenance; the responsibility of
3900 owners, operators and occupants; the occupancy of existing structures and premises, and
3901 for administration, enforcement and penalties.

3902 SECTION 335. K.C.C. 16.20.020, as amended by this ordinance, is hereby
3903 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3904 ordinance).

3905 SECTION 336. Ordinance 12560, Section 126, as amended, and K.C.C.
3906 16.20.020 are each hereby amended to read as follows:

3907 ~~((Purpose—UCADB Section 102.1))~~ **General - Intent.** Section ~~((402.1))~~ 101.3
3908 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~
3909 ~~Dangerous Buildings))~~ is not adopted and the following is substituted:

3910 ~~((Purpose (UCADB 102.1)))~~ **Intent (IPMC 101.3).** ~~((It is the purpose of this~~
3911 ~~code to provide a just, equitable, and practicable method, to be cumulative with and in~~
3912 ~~addition to any other remedy provided by the Uniform Building Code, 1997 Edition,~~
3913 ~~Uniform Housing Code, 1997 Edition, as adopted by King County, or otherwise available~~
3914 ~~by law, whereby buildings, structures or nuisances which from any cause endanger the~~
3915 ~~life, limb, health, morals, property, safety or welfare of the general public or their~~
3916 ~~occupants may be required to be repaired, vacated or demolished.))~~ This code shall be
3917 construed to secure its expressed intent, which is to ensure public health, safety and
3918 welfare insofar as they are affected by the continued occupancy and maintenance of
3919 structures and premises. Existing structures and premises that do not comply with these
3920 provisions shall be altered or repaired to provide a minimum level of health and safety as
3921 required herein. Repairs, alterations, additions to and change of occupancy in existing

buildings may comply with the International Existing Building Code, the International Building Code or the International Residential Code.

This code also provides an alternative method and process whereby buildings and other structures damaged by a disaster resulting in a declared emergency may be expeditiously evaluated and abated.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

NEW SECTION. SECTION 337. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Applicability - Application of other codes. Section 102.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Application of other codes (IPMC 102.3). Repairs, additions or alterations to a structure, or changes of occupancy, may be done in accordance with the procedures and provisions of the International Existing Building Code.

NEW SECTION. SECTION 338. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Applicability - Referenced codes and standards. Section 102.7 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 339. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Department of property maintenance inspection. Section 103 of the International Property Maintenance Code is not adopted.

3945 NEW SECTION. SECTION 340. There is hereby added to K.C.C. chapter 16.xx
3946 (created under section 330 of this ordinance) a new section to read as follows:

3947 **Duties and powers of the code official - General.** Section 104.1 of the
3948 International Property Maintenance Code is not adopted and the following is substituted:

3949 **General (IPMC 104.1).** The director or designee is authorized to enforce the
3950 provisions of this chapter, the ordinances codified in it, and any rules and regulations
3951 promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C.
3952 Title 23.

3953 NEW SECTION. SECTION 341. There is hereby added to K.C.C. chapter 16.xx
3954 (created under section 330 of this ordinance) a new section to read as follows:

3955 **Duties and powers of the code official - Rule-making authority.** Section 104.2
3956 of the International Property Maintenance Code is not adopted and the following is
3957 substituted:

3958 **Rule-making authority (IPMC 104.2).** The code official shall have authority as
3959 necessary in the interest of public health, safety and general welfare, to adopt and
3960 promulgate rules and procedures; to interpret and implement the provisions of this code;
3961 to secure the intent thereof; and to designate requirements applicable because of local
3962 climatic or other conditions. Such rules shall not have the effect of waiving structural or
3963 fire performance requirements specifically provided for in this code, or of violating
3964 accepted engineering methods involving public safety.

3965 SECTION 342. K.C.C. 16.16.020, as amended by this ordinance, is hereby
3966 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3967 ordinance).

3968 SECTION 343. Ordinance 12560, Section 109, as amended, and K.C.C.

3969 16.16.020 are each hereby amended to read as follows:

3970 ~~((Enforcement))~~ **Duties and powers of the code official - Right of entry.**

3971 Section ~~((201.2))~~ 104.4 of the ~~((Uniform Housing))~~ International Property Maintenance

3972 Code is not adopted and the following is substituted:

3973 **Right of entry ((UHC 201.2)) (IPMC 104.4).** The right of entry shall be in
3974 accordance with the procedures specified in K.C.C. Title 23.

3975 SECTION 344. K.C.C. 16.16.060, as amended by this ordinance, is hereby
3976 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3977 ordinance).

3978 SECTION 345. Ordinance 12560, Section 112, as amended, and K.C.C.

3979 16.16.060 are each hereby amended to read as follows:

3980 ~~((Enforcement--))~~ **Violations – Unlawful acts.** Section ~~((204))~~ 106.1 of the
3981 ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the
3982 following is substituted:

3983 ~~((Violations (UHC 204)))~~ **Unlawful acts (IPMC 106.1).** It shall be unlawful for
3984 any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect,
3985 construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use,
3986 occupy or maintain any building or structure or cause or permit the same to be done,
3987 contrary to or in violation of this code or any order issued by the ~~((building))~~ code official
3988 hereunder. This section shall be enforced in accordance with the procedures specified in
3989 K.C.C. Title 23.

3990 SECTION 346. K.C.C. 16.16.040, as amended by this ordinance, is hereby
3991 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
3992 ordinance).

3993 SECTION 347. Ordinance 12560, Section 110, as amended and K.C.C. 16.16.040
3994 are each hereby amended to read as follows:

3995 **~~((Enforcement))~~ Violations - Substandard buildings.** Section ~~((202))~~ 106.2 of
3996 the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the
3997 following is substituted:

3998 **Substandard buildings ~~((UHC 202))~~ (IMPC 106.2).** All buildings, ~~((or))~~
3999 portions thereof or premises which are determined by the code official not to be
4000 ~~((substandard as defined))~~ in compliance with this Code are hereby declared to be a
4001 public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in
4002 accordance with the procedures specified in K.C.C. Title 23.

4003 SECTION 348. K.C.C. 16.16.140, as amended by this ordinance, is hereby
4004 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4005 ordinance).

4006 SECTION 349. Ordinance 12560, Section 116, as amended, and K.C.C.
4007 16.16.140 are each hereby amended to read as follows:

4008 **Notices and orders ~~((of the building official))~~ - Commencement of**
4009 **proceedings.** Section ~~((1101.1))~~ 107.1 of the ~~((Uniform Housing))~~ International Property
4010 Maintenance is not adopted and the following is substituted:

4011 **Commencement of proceedings ~~((UHC 1101.1))~~ (IPMC 107.1).** When the
4012 ~~((building))~~ code official has inspected or caused to be inspected a building or premises

and has found and determined that or otherwise has reasonable grounds to believe that
such building is a substandard building, premises are not in compliance or that such
building or premises are in a dangerous condition, the ((building)) code official may
commence proceedings to cause the repair, vacation, or demolition of the buildings or
premises and issue a notice and order pursuant to the procedures specified in K.C.C.
Title 23.

SECTION 350. K.C.C. 16.16.160, as amended by this ordinance, is hereby
recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
ordinance).

SECTION 351. Ordinance 12560, Section 118, as amended, and K.C.C.
16.16.160 are each hereby amended to read as follows:

Notices and orders ((of the building official)) - Repair, vacation and
demolition. Section ((1103)) 107.2 of the ((Uniform Housing)) International Property
Maintenance Code is not adopted and the following is substituted:

Repair, vacation and demolition (((UHC 1103))) (IPMC 107.2). The following
standards shall be followed by the ((building)) code official (and by the hearing examiner
if an appeal is taken) in ordering the repair, vacation, abatement or demolition of any
substandard building structure or any dangerous structure or nuisance:

1. If any building is declared a substandard building under this ordinance, it shall
either be repaired in accordance with the current Building Code or shall be demolished at
the option of the building owner.

2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or the occupants, it shall be ordered to be vacated and secured from entry.

3. A building declared a dangerous building under this code shall either be repaired in accordance with the current building code, except structures damaged as a result of a disaster when the executive has declared an emergency, which shall comply with K.C.C. chapter 16.06, 17.04.0816, as recodified and 17.04.083, as recodified; or shall be demolished at the option of the building owner.

4. If the nuisance located on the premises is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public, or its occupants, it shall be ordered to be removed, abated or vacated and secured from entry.

NEW SECTION. SECTION 352. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - General. Section 108.1 of the International Property Maintenance Code is not adopted and the following is substituted:

General (IPMC 108.1). When a structure, equipment or premises are found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure, equipment or premises shall be condemned pursuant to the provisions of this code.

NEW SECTION. SECTION 353. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Unsafe structures and premises.

Section 108.1.1 of the International Property Maintenance Code is not adopted and the following is substituted:

Unsafe structures and premises (IPMC 108.1.1). An unsafe structure or premise is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure or premises contain unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

NEW SECTION. SECTION 354. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Unsafe structures, premises and equipment - Unsafe equipment. Section 108.1.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Unsafe equipment (IPMC 108.1.2). Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

NEW SECTION. SECTION 355. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

4076 **Unsafe structures, premises and equipment - Structure unfit for human**
4077 **occupancy.** Section 108.1.3 of the International Property Maintenance Code is not
4078 adopted and the following is substituted:

4079 **Structure unfit for human occupancy (IPMC 108.1.3).** A structure is unfit for
4080 human occupancy whenever the code official finds that such structure is unsafe, unlawful
4081 or, because of the degree to which the structure is in disrepair or lacks maintenance, is
4082 unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation,
4083 illumination, sanitary or heating facilities or other essential equipment required by this
4084 code, or because the location of the structure constitutes a hazard to the occupants of the
4085 structure or to the public.

4086 SECTION 356. K.C.C. 16.16.170, as amended by this ordinance, is hereby
4087 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4088 ordinance).

4089 SECTION 357. Ordinance 12560, Section 119, as amended, and K.C.C.
4090 16.16.170 are each hereby amended to read as follows:

4091 ~~((Notice to vacate – Posting))~~ **Unsafe structures, premises and equipment -**
4092 **Structure unfit for human occupancy - Placarding.** Section ~~((1104.1))~~ 108.1.3 of the
4093 ~~((Uniform Housing))~~ International Property Maintenance Code is ~~((not adopted and))~~
4094 supplemented with the following ~~((is substituted))~~:

4095 ~~((Posting (UHC 1104.1)))~~ **Placarding (IPMC 108.1.3.1).** In addition to being
4096 served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be
4097 posted at or upon each exit of the building or upon the premises where the exits exist in
4098 substantially the following form:

4099 KING COUNTY ((~~BUILDING SERVICES DIVISION~~)) DEPARTMENT OF
4100 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4101 900 OAKESDALE AVENUE SOUTHWEST

4102 RENTON, WASHINGTON 98055-1219

4103 **NOTICE IS HEREBY GIVEN THAT THIS BUILDING**

4104 **MUST NOT BE OCCUPIED**

4105 **UNTIL INSPECTION AND APPROVAL**

4106 For Further Information: By: _____

4107 Inspector/Officer

4108 Telephone: _____ Date: _____

4109 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a

4110 misdemeanor.

4111 NEW SECTION. SECTION 358. There is hereby added to K.C.C. chapter 16.xx

4112 (created under section 330 of this ordinance) a new section to read as follows:

4113 **Unsafe structures, premises and equipment - Unlawful structure.** Section

4114 108.1.4 of the International Property Maintenance Code is not adopted and the following

4115 is substituted:

4116 **Unlawful structures (IPMC 108.1.4).** An unlawful structure is one found in

4117 whole or in part to be occupied by more persons than permitted under this code, or was

4118 erected, altered or occupied contrary to law.

4119 NEW SECTION. SECTION 359. There is hereby added to K.C.C. chapter 16.xx

4120 (created under section 330 of this ordinance) a new section to read as follows:

4121 **Unsafe structures, premises and equipment – Closing of vacant structures.**

4122 Section 108.2 of the International Property Maintenance Code is not adopted and the
4123 following is substituted:

4124 **Closing of vacant structures (IPMC 108.2).** If the structure is vacant and unfit
4125 for human habitation and occupancy, and is not in danger of structural collapse, the code
4126 official is authorized to post a placard of condemnation on the premises and order the
4127 structure closed up so as not to be an attractive nuisance. Upon failure of the owner to
4128 close up the premises within the time specified enforcement action may be taken using
4129 the procedures of K.C.C. Title 23.

4130 NEW SECTION. SECTION 360. There is hereby added to K.C.C. chapter 16.xx
4131 (created under section 330 of this ordinance) a new section to read as follows:

4132 **Unsafe structures, premises and equipment – Notice.** Section 108.3 of the
4133 International Property Maintenance Code is not adopted and the following is substituted:

4134 **Notice (IPMC 108.3).** Whenever the director has determined a structure,
4135 premises or equipment are unsafe under the provisions of this section, notice shall be
4136 provided in the procures contained in K.C.C. Title 23.

4137 SECTION 361. K.C.C. 16.16.180, as amended by this ordinance, is hereby
4138 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4139 ordinance).

4140 SECTION 362. Ordinance 12560, Section 120, as amended, and K.C.C.
4141 16.16.180 are each hereby amended to read as follows:

4142 ~~((Notice))~~ **Unsafe structures, premises and equipment – Placard to vacate ((-**
4143 **Compliance))**. Section ~~((1104.2))~~ 108.4 of the ~~((Uniform Housing))~~ International
4144 Property Maintenance Code is not adopted and the following is substituted:

4145 ~~((Compliance (UHC 1104.2)))~~ **Placard to vacate (IPMC 108.4)**. Whenever
4146 such notice is posted, the ~~((building))~~ code official shall include a notification thereof in
4147 the notice and order issued by him under K.C.C. Title 23, reciting the emergency and
4148 specifying the conditions which necessitate the posting. No person shall remain in or
4149 enter any building which has been so posted, except that entry may be made to repair,
4150 demolish or remove such building under permit. No person shall remove or deface any
4151 such notice after it is posted until the required repairs, demolition, or removal have been
4152 completed and a certificate of occupancy is issued pursuant to the provisions of the
4153 Building Code. Any person violating this section shall be guilty of a misdemeanor.

4154 SECTION 363. K.C.C. 16.20.170, as amended by this ordinance, is hereby
4155 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4156 ordinance).

4157 SECTION 364. Ordinance 12560, Section 136, as amended, and K.C.C.
4158 16.20.170 are each hereby amended to read as follows:

4159 ~~((Notice to vacate – Posting))~~ **Unsafe structures, premises and equipment –**
4160 **Placarding of unsafe structures, premises and equipment**. Section ~~((404.1))~~ 108.4.1
4161 of the ~~((Uniform))~~ International Property Maintenance Code ~~((for the Abatement of~~
4162 ~~Dangerous Buildings))~~ is not adopted and the following substituted:

4163 ~~((Posting (UCADB 404.1)))~~ **Placarding of unsafe structures, premises and**
4164 **equipment (IPMC 108.4.1)**. In addition to being served as provided in K.C.C. Title 23,

4165 a notice to vacate or abate as nuisance may be posted at or upon each exit of the building
4166 or upon the premises where the exits exist in substantially the following form:

4167 KING COUNTY (~~((BUILDING SERVICES DIVISION))~~) DEPARTMENT OF
4168 DEVELOPMENT AND ENVIRONMENTAL SERVICES

4169 900 OAKESDALE AVENUE SOUTHWEST

4170 RENTON, WASHINGTON 98055-1219

4171 **NOTICE**

4172 **DO NOT ENTER**

4173 These premises have been found to be unsafe.

4174 This notice is to remain on the premises until

4175 the violations have been corrected.

4176 For further information: . . By:_____

4177 Inspector/Officer

4178 Telephone: 296-_____ Date:_____

4179 **WARNING!** The removal, mutilation, destruction or concealment of this notice is a
4180 misdemeanor.

4181 SECTION 365. K.C.C. 16.20.180, as amended by this ordinance, is hereby
4182 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4183 ordinance).

4184 SECTION 366. Ordinance 12560, Section 137, as amended, and K.C.C.
4185 16.20.180 are each hereby amended to read as follows:

4186 ~~((Notice to vacate--))~~ **Unsafe structures, premises and equipment –**

4187 **Compliance.** Section (~~((404.2))~~) 108.4 of the (~~((Uniform))~~) International Property

Maintenance Code (~~((for the Abatement of Dangerous Buildings))~~) is (~~((not adopted and))~~)
supplemented with the following (~~((is substituted))~~):

Compliance (~~((UCADB 404.2))~~) (IPMC 108.4.2). Whenever such notice is posted, the (~~((building))~~) code official shall include a notification thereof in the notice and order issued by him/her under K.C.C. Title 23, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building or any premises which has been so posted, except that entry may be made to repair, abate, demolish or remove such nuisance or building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, abatement, demolition or removal has been completed and, if required, a certificate of occupancy issued pursuant to the provisions of the building code. Any person violating this section shall be guilty of a misdemeanor.

NEW SECTION. SECTION 367. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures – Imminent danger. Section 109.1 of the International Property Maintenance Code is not adopted and the following is substituted:

Imminent danger (IPMC 109.1). When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered

to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure or premises a notice as provided in Section 108.4. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure or premises, making the required repairs, removing the hazardous condition or of demolishing the same.

NEW SECTION. SECTION 368. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures – Temporary safeguards. Section 109.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Temporary safeguards (IPMC 109.2). Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the director deems necessary to meet such emergency.

NEW SECTION. SECTION 369. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Emergency measures – Closing streets. Section 109.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Closing streets (IPMC 109.3) When necessary for public safety, the code official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

4234 NEW SECTION. SECTION 370. There is hereby added to K.C.C. chapter 16.xx
4235 (created under section 330 of this ordinance) a new section to read as follows:

4236 **Emergency measures – Emergency repairs.** Section 109.4 of the International
4237 Property Maintenance Code is not adopted and the following is substituted:

4238 **Emergency repairs (IPMC 109.4)** For the purposes of this section, the code
4239 official shall employ the necessary labor and materials to perform the required work as
4240 expeditiously as possible as authorized in K.C.C. Title 23.

4241 NEW SECTION. SECTION 371. There is hereby added to K.C.C. chapter 16.xx
4242 (created under section 330 of this ordinance) a new section to read as follows:

4243 **Emergency measures.** Sections 109.5 and 109.6 of the International Property
4244 Maintenance Code are not adopted.

4245 SECTION 372. K.C.C. 16.21.010, as amended by this ordinance, is hereby
4246 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4247 ordinance).

4248 SECTION 373. Ordinance 14238, Section 5, and K.C.C. 16.21.010 are each
4249 hereby amended to read as follows:

4250 **Emergency measures – Rapid abatement - purpose ((UCADB 206.1))**.
4251 Section 109 of the International Property Maintenance Code is supplemented with the
4252 following:

4253 **Rapid abatement – purpose (IPMC 109.7).** The purpose of establishing
4254 procedures for the rapid abatement of structures damaged by a disaster resulting in a
4255 declared emergency, as defined in ((K.C.C. 16.20.080)) section 103 of this ordinance, is to
4256 protect the public health and safety by assuring that structures damaged as a result of a

disaster are abated in a timely manner and to assure that the public right of-way is accessible for emergency vehicles in the event of a disaster.

SECTION 374. K.C.C. 16.21.020, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 375. Ordinance 14238, Section 6, and K.C.C. 16.21.020 are each hereby amended to read as follows:

Emergency measures – Rapid abatement - authority ((UCADB 206.2)).
Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement - authority (IPMC 109.8). The ((building)) code official, subject to the express provisions of this code, shall have the authority to order the rapid abatement of any structure, or a portion thereof, that has been damaged as a result of a disaster resulting in a declared emergency, which represents an imminent hazard to public health and safety or poses an imminent threat to the public right-of-way.

SECTION 376. K.C.C. 16.21.030, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 377. Ordinance 14238, Section 7, and K.C.C. 16.21.030 are each hereby amended to read as follows:

Emergency measures – Rapid abatement plan - applicability ((UCADB 206.3)). Section 109 of the International Property Maintenance Code is supplemented with the following:

4280 **Rapid abatement plan – applicability (IPMC 109.9).** A rapid abatement plan
4281 must be prepared for structures determined by the ((building)) code official to be an
4282 immediately hazardous and dangerous structure, which is an imminent hazard to public
4283 health and safety or an imminent threat to the public right-of-way.

4284 SECTION 378. K.C.C. 16.21.040, as amended by this ordinance, is hereby
4285 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4286 ordinance).

4287 SECTION 379. Ordinance 14238, Section 8, and K.C.C. 16.21.040 are each
4288 hereby amended to read as follows:

4289 **Emergency measures – Rapid abatement - compliance (((UCADB 206.4))).**
4290 Section 109 of the International Property Maintenance Code is supplemented with the
4291 following:

4292 **Rapid abatement - compliance (IPMC 109.10).** It shall be unlawful for any
4293 person to repair or demolish and remove any disaster-damaged structure, or a portion
4294 thereof, without following the applicable procedures set forth in this code and obtaining all
4295 required permits. It shall be unlawful for any owner, or owner's agent, to fail or neglect to
4296 comply with any valid order of abatement made by the ((building)) code official pursuant
4297 to this code.

4298 SECTION 380. K.C.C. 16.21.050, as amended by this ordinance, is hereby
4299 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4300 ordinance).

4301 SECTION 381. Ordinance 14238, Section 9, and K.C.C. 16.21.050 are each
4302 hereby amended to read as follows:

4303 **Emergency measures – Rapid abatement - assessment of immediacy and**
4304 **notification ((UCADB 206.5))**. Section 109 of the International Property Maintenance
4305 Code is supplemented with the following:

4306 **Rapid abatement - assessment of immediacy and notification (IPMC 109.11).**

4307 1. The ((building)) code official shall be responsible for determining whether a
4308 structure, or a portion thereof, damaged by a disaster, is an immediately hazardous and
4309 dangerous structure, as defined in K.C.C. ((K.C.C. 16.20.080)) section 110 of this
4310 ordinance, and represents an imminent hazard to public health and safety or poses an
4311 imminent threat to the public right-of-way.

4312 2. Unless extenuating circumstances exist, a disaster-damaged structure surrounded
4313 by securely fenced yard for a distance equal to one and one-half times the height of the
4314 structure will not be considered to represent an imminent hazard to public health and safety
4315 or pose an imminent threat to the public right-of-way.

4316 3. When the ((building)) code official identifies a structure to be an immediately
4317 hazardous and dangerous structure, which is an imminent hazard to public health and safety
4318 or an imminent threat to the public right-of-way, the structure shall be posted with a placard
4319 which identifies it as an immediately hazardous and dangerous structure, requires that a
4320 rapid abatement plan be submitted and identifies the time frame for when it must be
4321 submitted.

4322 4. The owner shall be notified within twenty-four hours of posting by telephone,
4323 fax, mailing or any other method determined by the director, that the structure has been
4324 determined to be an immediately hazardous and dangerous structure, which is an imminent
4325 hazard to public health and safety or an imminent threat to the public right-of-way, that a

rapid abatement plan is required and the time frame for when it must be submitted. Failure to successfully notify the owner under this section shall not invalidate the requirement for a rapid abatement plan or change the time frame.

5. The ~~((building))~~ code official shall notify the King County office of historic preservation if any historic structure, as identified in K.C.C. ~~((K.C.C. 16.20.080))~~ 109 of this ordinance, has been determined to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, and requiring rapid abatement. The abatement, by repair, alteration, restoration, rehabilitation or demolition and removal, of disaster-damaged historic structures shall comply with the provisions of this code.

SECTION 382. K.C.C. 16.21.060, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 383. Ordinance 14238, Section 10, and K.C.C. 16.21.060 are each hereby amended to read as follows:

Emergency measures – Rapid abatement plan - contents ~~((UCADB 206.6))~~.
Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - contents (IPMC 109.12). The rapid abatement plan shall consist of:

1. The names of all owners of the structure;
2. The address of the structure;

4348 3. An engineering evaluation, as defined in (~~K.C.C. 16.20.080~~) section 107 of
4349 this ordinance. The engineering evaluation shall include an evaluation of life safety issues
4350 related to the safety of the occupants or individuals in the vicinity of the structure. The
4351 engineering evaluation also contain a detailed evaluation of the structural and nonstructural
4352 damage incurred to the building or structure;

4353 4. Recommendations for temporary repair, or, in lieu of recommendation for
4354 temporary repair, a recommendation for demolition; and

4355 5. Schematic recommendations for permanent repair, or, in lieu of schematic
4356 recommendations for permanent repair, a recommendation for demolition.

4357 Temporary repair may be comprised of bracing, shoring or other repairs necessary
4358 to minimize excessive immediate risk and to restore the structure to a safe condition
4359 suitable for continued repair.

4360 SECTION 384. K.C.C. 16.21.070, as amended by this ordinance, is hereby
4361 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4362 ordinance).

4363 SECTION 385. Ordinance 14238, Section 11, and K.C.C. 16.21.070 are each
4364 hereby amended to read as follows:

4365 **Emergency measures – Rapid abatement plan - time frame for submittal**
4366 **((UCADB 206.7))**. Section 109 of the International Property Maintenance Code is
4367 supplemented with the following:

4368 **Rapid abatement plan - time frame for submittal (IPMC 109.13).** The
4369 following time frames are established for the submittal of a rapid abatement plan. A
4370 maximum of two extensions, of forty-eight hours each, may be added to the initial time

frame established for submittal of the rapid abatement. The time frames are measured from the time of posting the placard on the structure. Immediate demolition or abatement can occur prior to submittal of the rapid abatement plan, when indicated. The street groups are classified in K.C.C. 16.21.080.

1. When a structure has more than a minimal potential for immediate collapse, the following time frames apply:

1.1. When a structure represents an imminent threat to public health and safety, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.

1.2. When a structure does not represent an imminent threat to public health and safety, but threatens a Group I street or road and an alternative route is available, the owners is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.

1.3. When a structure does not represent an imminent threat to public health and safety, but threatens a Group II street or road and an alternative route is available, the owner is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to submit an abatement plan within forty-eight hours.

1.4. When a structure does not represent an imminent threat to public health and safety, but threatens a Group III street or road and an alternative route is available, the owner is required to ~~((submit))~~ submit an abatement plan within five days. When no

alternative route is available, the owner is required to submit an abatement plan within seventy-two hours.

2. When a structure is damaged, but threat of collapse is not great and the structure creates only minor or no risk to life or property and no street or road is threatened, rapid abatement procedures do not apply.

SECTION 386. K.C.C. 16.21.080, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 387. Ordinance 14238, Section 12, and K.C.C. 16.21.080 are each hereby amended to read as follows:

Emergency measures – Rapid abatement plan - street and road groups
((UCADB 206.8)). Section 109 of the International Property Maintenance Code is supplemented with the following:

Rapid abatement plan - street and road groups (IPMC 109.14). The following street and road groups apply to the time frames established by K.C.C. 16.21.070 as recodified by this ordinance. These classifications are based on the King County Road Standards.

1. Group I streets and roads are principal arterial, minor arterial, collector arterial or "collector" and neighborhood collectors.

2. Group II streets and roads are subcollectors and business access streets.

3. Group III streets and roads are subaccess streets, minor access streets (Residential), multiple dwelling access streets, industrial access streets and minor access streets (Commercial).

4416 SECTION 388. K.C.C. 16.21.090, as amended by this ordinance, is hereby
4417 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4418 ordinance).

4419 SECTION 389. Ordinance 14238, Section 13, and K.C.C. 16.21.090 are each
4420 hereby amended to read as follows:

4421 **Emergency measures – Rapid abatement plan - time frame for completion of**
4422 **abatement (((UCADB-206.9)))**. Section 109 of the International Property Maintenance
4423 Code is supplemented with the following:

4424 **Rapid abatement plan - time frame for completion of abatement (IPMC**
4425 **109.15).** Approval by the ((building)) code official of the rapid abatement plan constitutes
4426 authority to proceed with abatement. If the ((building)) code official approves the rapid
4427 abatement plan, the owner, or owner's agent, shall complete abatement in accordance with
4428 the plan within forty-eight hours of obtaining approval of the plan. Within twenty-four
4429 hours of completion of the abatement work, the owner, or owner's agent, shall provide the
4430 ((building)) code official with a written signed verification that the abatement has been
4431 completed in conformance with the approved rapid abatement plan. When the abatement
4432 includes structural repairs, the verification shall include a written, signed and stamped
4433 report from the owner's architect or structural or civil engineer attesting that the engineer
4434 has visited the site and that repairs have been completed in general conformance with the
4435 approved rapid abatement plan. This written signed and stamped report from the owner's
4436 architect or structural or civil engineer and the written and signed verification by the owner
4437 or owner's agent may be made by completing and signing and standard form provided by
4438 the department of development and environmental services.

4439 SECTION 390. K.C.C. 16.21.100, as amended by this ordinance, is hereby
4440 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4441 ordinance).

4442 SECTION 391. Ordinance 14238, Section 14, and K.C.C. 16.21.100 are each
4443 hereby amended to read as follows:

4444 **Emergency measures – Rapid abatement plan - disapproval by the**
4445 **((building)) code official ((UCADB 206.10))**. Section 109 of the International
4446 Property Maintenance Code is supplemented with the following:

4447 **Rapid abatement plan - disapproval by the code official (IPMC 109.16).** In
4448 each case where a rapid abatement plan is disapproved, the **((building)) code** official shall
4449 state the reasons for disapproval to the owner, or the owner's agent. Notice of disapproval
4450 can be either by direct conversation, a telephone conversation, fax, a written notice of
4451 disapproval mailed to the owner, or owner's agent, or any other method determined by the
4452 **((building)) code** official. Regardless of the method used for notice of disapproval, the
4453 owner, the owner's agent, must submit a revised rapid abatement plan addressing the
4454 deficiencies noted by the **((building)) code** official in the notice of disapproval within
4455 seventy-two hours.

4456 SECTION 392. K.C.C. 16.21.110, as amended by this ordinance, is hereby
4457 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4458 ordinance).

4459 SECTION 393. Ordinance 14238, Section 15, and K.C.C. 16.21.110 are each
4460 hereby amended to read as follows:

4461 **Emergency measures – Rapid abatement by the ((building)) code official**
4462 **((UCADB 206.11))**. Section 109 of the International Property Maintenance Code is
4463 supplemented with the following:

4464 **Rapid abatement by the code official (IPMC 109.17)**. The ((building)) code
4465 official is authorized to abate a structure which is identified to be an immediately
4466 hazardous and dangerous structure, which is an imminent hazard to public health and safety
4467 or an imminent threat to the public right-of-way, in the following cases:

- 4468 1. If the owner fails to respond to the notice of abatement, responds untimely, or
4469 responds timely but fails to complete abatement within the required time frame; or
4470 2. If the owner cannot be located within the established time frame; or
4471 3. When the ((building)) code official determines the structures is an imminent
4472 hazard to public health and safety or an imminent threat to the public right-of-way, which
4473 must be abated immediately.

4474 **SECTION 394.** K.C.C. 16.16.220, as amended by this ordinance, is hereby
4475 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4476 ordinance).

4477 **SECTION 395.** Ordinance 12560, Section 124, as amended, and K.C.C.
4478 16.16.220 are each hereby amended to read as follows:

4479 **((Performance of work of repair or d))Demolition ((–UHC Chapter 15)) :**
4480 **General.** ((Chapter 15, Performance of Work of Repair or Demolition,)) Section 110.1
4481 of the ((Uniform Housing)) International Property Maintenance Code is not adopted and
4482 is substituted with the ((procedures as specified in)) following:

4483 **General (IPMC 110.1).** Demolition shall be in accordance with K.C.C. Title 23.

4484 NEW SECTION. SECTION 396. There is hereby added to K.C.C. chapter 16.xx
4485 (created under section 330 of this ordinance) a new section to read as follows:

4486 **Demolition – Notice and orders.** Section 110.2 of the International Property
4487 Maintenance Code is not adopted.

4488 SECTION 397. K.C.C. 16.16.190, as amended by this ordinance, is hereby
4489 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4490 ordinance).

4491 SECTION 398. Ordinance 12560, Section 121, as amended, and K.C.C.
4492 16.16.190 are each hereby amended to read as follows:

4493 **Means of ((A))appeal ((–UHC Chapter 12)) – Application for appeal.**
4494 ~~((Chapter 12, Appeal,))~~ Section 111.1 of the ~~((Uniform Housing))~~ International Property
4495 Maintenance Code is not adopted and is substituted with the following:

4496 **Application for appeal. (IPMC 111.1).** ~~((a))~~ Appeals ~~((procedures as specified~~
4497 ~~in))~~ shall be in accordance with K.C.C. Titles 20 and 23.

4498 NEW SECTION. SECTION 399. There is hereby added to K.C.C. chapter 16.xx
4499 (created under section 330 of this ordinance) a new section to read as follows:

4500 **Means of appeal.** Sections 111.2 through 111.8 of the International Property
4501 Maintenance Code are not adopted.

4502 SECTION 400. K.C.C. 16.16.030, as amended by this ordinance, is hereby
4503 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this
4504 ordinance).

4505 SECTION 401. Ordinance 14111, Section 131, and K.C.C. 16.16.030 are each
4506 hereby amended to read as follows:

4507 **General - Responsibilities defined.** Section ~~((201.3))~~ 301.2 of the ~~((Uniform~~
4508 ~~Housing))~~ International Property Maintenance Code is not adopted and the following is
4509 substituted:

4510 **Responsibilities defined ~~((UHC 201.3))~~ (IPMC 301.2).** Owners remain liable
4511 for violations of duties imposed by this code even though an obligation is also imposed
4512 on the occupants of the building, and even though the owner has, by agreement, imposed
4513 on the occupant the duty of furnishing required equipment or of complying with this
4514 code.

4515 Buildings and structures and parts thereof shall be maintained in a safe and
4516 sanitary condition. The owner or the owner's designated agent shall be responsible for
4517 such maintenance. To determine compliance with this subsection, the building may be
4518 reinspected.

4519 Owners, in addition to being responsible for maintaining buildings in a sound
4520 structural condition, shall be responsible for keeping that part of the building or premises
4521 which the owner occupies or controls in a clean, sanitary and safe condition, including
4522 the shared or public areas in a building containing two or more dwelling units.

4523 Owners shall, when required by this code or the ~~((building))~~ code official or the
4524 health ordinance or the health officer, furnish and maintain such approved sanitary
4525 facilities as required, and shall furnish and maintain approved devices, equipment or
4526 facilities for the prevention of insect and rodent infestation, and when infestation has
4527 taken place, shall be responsible for the extermination of any insects, rodents or other
4528 pests when such extermination is not specifically made the responsibility of the occupant
4529 by law or ruling.

Occupants of a dwelling unit, in addition to being responsible for keeping in a clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises which they occupy and control, shall dispose of their rubbish, garbage and other organic waste in a manner required by the health ordinance and approved by the health officer or the ~~((building))~~ code official.

Occupants shall, when required by this code, the health ordinance or the health officer, furnish and maintain approved devices, equipment or facilities necessary to keep their premises safe and sanitary.

SECTION 402. Ordinance 12560, Section 111, as amended, and K.C.C. 16.16.050 are each hereby repealed.

SECTION 403. Ordinance 12560, Section 113, as amended, and K.C.C. 16.16.080 are each hereby repealed.

SECTION 404. K.C.C. 16.16.130, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 405. Ordinance 14111 Section 141, and K.C.C. 16.16.130 are each hereby amended to read as follows:

Exterior property areas - Fire hazard. Section ~~((1001.9))~~ 302.4 of the ~~((Uniform Housing))~~ International Property Maintenance Code is not adopted and the following is substituted:

Fire hazard ~~((UHC 1001.9))~~ (IPMC 302.4). Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion Fire Marshal or the ~~((Building))~~ Code Official, is in such a condition as to cause a fire or

explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered substandard. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with provisions of K.C.C.

Title 23

NEW SECTION. SECTION 406. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior property areas - Motor vehicles. Section 302.8 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 407. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Swimming pools, spas and hot tubs - Enclosures. Section 303.2 of the International Property Maintenance Code is not adopted and the following is substituted:

Enclosures (IPMC 303.2). Private swimming pools, hot tubs and spas, containing water more than twenty-four inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least sixty inches (1,524 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such areas shall be self-closing and self-latching . Where the self-latching devices is less than fifty-four inches (1,372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches (152 mm) from the gatepost. No existing g pool

enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

NEW SECTION. SECTION 408. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Premises identification. Section 304.3 of the International Property Maintenance Code is not adopted and the following is substituted:

Premises identification. (IPMC 304.3). Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property as specified by the department.

NEW SECTION. SECTION 409. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Insect screens. Section 304.14 of the International Property Maintenance Code is not adopted.

NEW SECTION. SECTION 410. There is hereby added to K.C.C. chapter 16.xx (created under section 330 of this ordinance) a new section to read as follows:

Exterior structure - Building security. Section 304.18 and all of the subsections thereto of the International Property Maintenance Code are not adopted.

SECTION 411. K.C.C. 16.16.090, as amended by this ordinance, is hereby recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this ordinance).

SECTION 412. Ordinance 12560, Section 114, as amended, and K.C.C. 16.16.090 are each hereby amended to read as follows:

4597 ~~((Sanitation – Installation and maintenance))~~ **Water system - General.**

4598 Section ~~((505.7))~~ 505.1 of the ~~((Uniform Housing))~~ International Property Maintenance

4599 Code is not adopted and the following is substituted:

4600 ~~((Installation and maintenance (UHC 505.7)))~~ **General (IPMC 505.1).** ~~((All~~

4601 ~~sanitary facilities shall be installed and maintained in a safe and sanitary condition and))~~

4602 Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other

4603 plumbing fixture shall be properly connected to either a public water system or to an

4604 approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs

4605 and showers shall be supplied with hot or tempered and cold running water in accordance

4606 with ~~((all applicable laws))~~ K.C.C. chapter 16.32.

4607 NEW SECTION. SECTION 413. There is hereby added to K.C.C. chapter 16.xx

4608 (created under section 330 of this ordinance) a new section to read as follows:

4609 **Heating facilities – Residential occupancies.** Section 602.2 of the International

4610 Property Maintenance Code is not adopted.

4611 SECTION 414. K.C.C. 16.16.100, as amended by this ordinance, is hereby

4612 recodified as a section in K.C.C. chapter 16.xx (created under section 330 of this

4613 ordinance).

4614 SECTION 415. Ordinance 12560, Section 115, as amended, and K.C.C. 16.16.100

4615 are each hereby amended to read as follows:

4616 ~~((Mechanical requirements–))~~ **Heating facilities – Heat supply.** Section

4617 ~~((701.1))~~ 602.3 of the ~~((Uniform Housing))~~ International Property Maintenance Code is

4618 not adopted and the following is substituted:

4619 ~~((Heating (UHC 701.1)))~~ **Heat supply (IPMC 602.3)** Dwellings units ((~~5~~)) and
4620 guest rooms ((~~and congregate residences~~)) shall be provided with heating facilities
4621 capable of maintaining a room temperature of 70° F. (21.1° C) ((~~at a point 3 feet (.914 m)~~
4622 ~~above the floor~~)) in all habitable rooms ((~~when the outside temperature is as set forth in~~
4623 ~~WAC 51-11, the Washington State Energy Code (second edition), effective June 30,~~
4624 ~~1995. Such facilities shall be installed and maintained in a safe condition and in~~
4625 ~~accordance with Section 3102 of the Building Code, the Mechanical Code, and all other~~
4626 ~~applicable laws. Unvented fuel burning heaters shall not be permitted. All heating~~
4627 ~~devices or appliances shall be of an approved type~~)), bathrooms and toilet rooms.
4628 Cooking appliances shall not be used to provide space heating to meet the requirements
4629 of this section.

4630 NEW SECTION. SECTION 416. There is hereby added to K.C.C. chapter 16.xx
4631 (created under section 330 of this ordinance) a new section to read as follows:

4632 **Heating facilities – Occupiable work spaces.** Section 602.4 of the International
4633 Property Maintenance Code is not adopted.

4634 NEW SECTION. SECTION 417. There is hereby added to K.C.C. chapter 16.xx
4635 (created under section 330 of this ordinance) a new section to read as follows:

4636 **Heating facilities – Room temperature measurement.** Section 602.5 of the
4637 International Property Maintenance Code is not adopted and the following is substituted:

4638 **Room temperature measurement (IPMC 602.5).** The required room
4639 temperatures shall be measured three feet (.914 m) above the floor near the center of the
4640 room and two feet (610 mm) inward from the center of each exterior wall.

4641 NEW SECTION. SECTION 418. There is hereby added to K.C.C. chapter 16.xx
4642 (created under section 330 of this ordinance) a new section to read as follows:

4643 **Electrical facilities - Service.** Section 604.2 of the International Property
4644 Maintenance Code is not adopted.

4645 NEW SECTION. SECTION 419. There is hereby added to K.C.C. chapter 16.xx
4646 (created under section 330 of this ordinance) a new section to read as follows:

4647 **Electrical equipment - Receptacles.** Section 605.2 of the International Property
4648 Maintenance Code is not adopted.

4649 NEW SECTION. SECTION 420. There is hereby added to K.C.C. chapter 16.xx
4650 (created under section 330 of this ordinance) a new section to read as follows:

4651 **Elevators, escalators and dumbwaiters.** Section 606 of the International
4652 Property Maintenance Code is not adopted.

4653 SECTION 421. Ordinance 14111, Section 139, and K.C.C. 16.16.110 are each
4654 hereby repealed.

4655 SECTION 422. Ordinance 14111, Section 140, and K.C.C. 16.16.120 are each
4656 hereby repealed.

4657 SECTION 423. Ordinance 12560, Section 117, as amended, and K.C.C. 16.16.150
4658 are each hereby repealed.

4659 SECTION 424. Ordinance 12560, Section 122, as amended, and K.C.C.
4660 16.16.200 are each hereby repealed.

4661 SECTION 425. Ordinance 12560, Section 123, as amended, and K.C.C.
4662 16.16.210 are each hereby repealed.

4663 SECTION 426. Ordinance 12560, Section 125, as amended, and K.C.C.
4664 16.16.230 are each hereby repealed.

4665 SECTION 427. Ordinance 14111, Section 153, and K.C.C. 16.20.010 are each
4666 hereby repealed.

4667 SECTION 428. Ordinance 14238, Section 2, and K.C.C. 16.20.035 are each
4668 hereby repealed.

4669 SECTION 429. Ordinance 12560, Section 128, as amended, and K.C.C.
4670 16.20.040 are each hereby repealed.

4671 SECTION 430. Ordinance 12560, Section 129, as amended, and K.C.C.
4672 16.20.050 are each hereby repealed.

4673 SECTION 431. Ordinance 12560, Section 130, as amended, and K.C.C.
4674 16.20.060 are each hereby repealed.

4675 SECTION 432. Ordinance 12560, Section 131, as amended, and K.C.C.
4676 16.20.070 are each hereby repealed.

4677 SECTION 433. Ordinance 14111, Section 161, and K.C.C. 16.20.090 are each
4678 hereby repealed.

4679 SECTION 434. Ordinance 12560, Section 133, as amended, and K.C.C.
4680 16.20.100 are each hereby repealed.

4681 SECTION 435. Ordinance 14111, Section 163, and K.C.C. 16.20.110 are each
4682 hereby repealed.

4683 SECTION 436. Ordinance 14111, Section 164, and K.C.C. 16.20.120 are each
4684 hereby repealed.

4685 SECTION 437. Ordinance 14111, Section 165, and K.C.C. 16.20.130 are each
4686 hereby repealed.

4687 SECTION 438. Ordinance 14111, Section 166, and K.C.C. 16.20.140 are each
4688 hereby repealed.

4689 SECTION 439. Ordinance 12560, Section 134, as amended, and K.C.C.
4690 16.20.150 are each hereby repealed.

4691 SECTION 440. Ordinance 12560, Section 135, as amended, and K.C.C.
4692 16.20.160 are each hereby repealed.

4693 SECTION 441. Ordinance 12560, Section 138, as amended, and K.C.C.
4694 16.20.190 are each hereby repealed.

4695 SECTION 442. Ordinance 12560, Section 139, as amended, and K.C.C.
4696 16.20.200 are each hereby repealed.

4697 SECTION 443. Ordinance 12560, Section 140, as amended, and K.C.C.
4698 16.20.210 are each hereby repealed.

4699 SECTION 444. Ordinance 12560, Section 141, as amended, and K.C.C.
4700 16.20.220 are each hereby repealed.

4701 SECTION 445. Ordinance 12560, Section 142, as amended, and K.C.C.
4702 16.20.230 are each hereby repealed.

4703 SECTION 446. **Severability.** If any provision of this ordinance or its application
4704 to any person or circumstance is held invalid the remainder of the ordinance or the

Ordinance

4705 application of the provision to other persons or circumstances is not affected.

4706 SECTION 447. **Effective date.** This ordinance takes effect July 1, 2004.

4707

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Phillips, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Ron Sims, County Executive

Attachments None